



Phase I

Environmental Site Assessment
8015 Russell Road
Ottawa, Ontario
K0A 3H0

Prepared for:

2245040 Ontario Inc.
2142 Dunning Road
Ottawa, Ontario
K4C 1M1

Attention: Denis Desjardins, Owner

LRL File No.: 150570

September 24, 2015



EXECUTIVE SUMMARY

2245040 Ontario Inc. has retained LRL Associates Ltd. (LRL) to complete a Phase I Environmental Site Assessment (ESA) on 8015 Russell Road, Ottawa, Ontario (herein referred to as the Site). The Site is currently vacant and is naturally divided into two portions; a cleared western portion and a wooded eastern portion. This assessment was conducted to identify potential environmental concerns or liabilities related to the past and present operations conducted on the property and the adjacent lands. The assessment included a review of the history of the Site, contact with relevant regulatory agencies, a limited walk-through Site inspection of the property and interviews with those knowledgeable of the Site. This assessment was conducted in the context of a change-of-use to the Site.

The Site is an irregular shape with an approximate area of 226,400 m² (55.7 acres). The Site is currently vacant, but has been used as an earth-moving site since at least 1999. Prior to development, the Site was treed. There are no structures currently on the Site.

There is a creek (name unknown) in the northeast portion of the Site. Shaw's Creek is located approximately 75 m southwest of the Site and is part of the South Nation watershed. The topography of the Site and surrounding area is sloping gently towards the south with elevations between 74 and 72 m above mean sea level (amsl). The activities on the site and lands within 250 m are treed, low density residential or agricultural and have been since at least 1994. Concrete manufacturing facilities are also present within the 250 m radius of the Site and have been since at least 1980.

During the site visit, evidence of dumping was discovered in the eastern half of the Site.

There are no records of a waste disposal site or coal tar industrial Sites within a 250 m radius. Retail fuel storage tanks are located approximately 150 m northwest of the Site and two (2) concrete manufacturers are located directly east and 150 m north of the Site. There are no records of spills occurring within 250 m from the Site.

Three (3) facilities within 250 m radius of the Site are listed as a waste generators. These include generation of waste crankcase oils and lubricants, detergents and soaps, aliphatic solvents and residues, general automotive repair, concrete pouring and finishing work, aromatic solvents, petroleum distillates, paint/pigment/coatings residues, organic laboratory chemicals, oil skimming and sludges, and fruit and vegetable combination farming. The majority of these wastes are generated by neighbouring concrete manufacturing facilities. This presents a high environmental risk to the Site as concrete manufacturing is a potentially contaminating activity.

Due to the proximity of the concrete manufacturers and the presence of unknown fill on Site, it is recommended that these areas be assessed for their associated environmental concerns. The recommendations to address the potential environmental concerns include advancing test pits across the site, installing minimum of one (1) monitoring well along the eastern perimeter and collecting two (2) surface water samples from the water bodies across the northeastern area of the Site to allow for sampling analysis of soil, groundwater and surface water for contaminants of concern.



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FIGURES

(In order following text)

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APPENDICES

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1 INTRODUCTION

2245040 Ontario Inc. has retained LRL Associates Ltd. to complete a Phase I Environmental Site Assessment (ESA) on the property located at 8015 Russell Road in Ottawa, Ontario (herein referred to as the "Site"). The Site is an approximately 55.7 acre property set within a rural area of Ottawa. The Site is currently vacant and is naturally divided into two portions; a cleared western portion and a wooded eastern portion. This assessment was conducted in the context of a change-of-use to the Site.

The Phase I ESA identifies the existing environmental conditions and potential environmental liabilities associated with the subject property, focusing on the possible presence of contamination on the property. It includes a review of available information (historical data and aerial photographs) and a visual Site inspection to assess potential contamination of past or present activities conducted on the property itself and on adjacent properties.

Potential contamination represents the uncontrolled release of foreign substances within the natural environment. Such an event can result in air, soil and groundwater contamination that may represent environmental liabilities towards the Site and perhaps towards adjacent properties. The ESA evaluates in a consistent manner, within the time constraints imposed for this report, whether such events have occurred at this Site. This level of work is a method of risk reduction and does not eliminate risk for the client.

1.1 Property Information

Address:	8015 Russell Road
Frontage:	Russell Road
Zoning:	Rural Heavy Industrial
Legal description:	Part Lot 20, Concession 7, Cumberland as in RR36769, except parts 1, 2 & 3, 50R5427, part 2, 4R14492 & the lands lying east of part 1, 2 & 3, 50R5427; Cumberland
Dimensions:	Irregular shape: Being approximately 765 m wide (east-west) by approximately 300 m deep.
Area:	226,400 m ² (55.7 acres)

The Site's location is shown in **Figure 1** and the general Site configuration is shown on the Site Plan in **Figure 2**. For the purposes of this report, Russell Road will be inferred as running in an east-west direction.

1.2 Site Occupancy

Current owner:	2245040 Ontario Inc., Andre Taillefer Ltd.
Owner since:	October 20, 2011
Current use:	Vacant
Current use since:	2011



2 SCOPE OF INVESTIGATION

LRL conducted this work in accordance to the standard Phase I ESA procedures, which generally reflect the requirements of the Canadian Standards Association document entitled Phase I Environmental Site Assessment, Z768-01 (2001). The scope of work for the Phase I ESA consisted of the following:

- Reviewing reasonably ascertainable records regarding the occupancy of the Site and surrounding properties (i.e. business directories, fire insurance plans and aerial photographs);
- Interviewing current and previous owners and/or tenants and local and provincial authorities;
- Conducting a Site visit that consists of a “walk-through” visual assessment of the Site and adjacent properties (from publicly accessible areas); and
- Evaluation of the information collected.

This report will present the results of the ESA carried out between July 17, 2015 and August 14, 2015.

3 RECORDS REVIEW

3.1 General

3.1.1 Phase I Study Area Determination

Study area:	250 m
Rational for extending study area beyond the minimum 250 m	
Not applicable.	

3.1.2 First Developed Use Determination

First developed use is defined by O. Reg. 153/04 section 22(1) as the first property use after 1875 that resulted in a building or structure or the first potentially contaminating activity, whichever is earlier.

First developed use:	Earth moving activities
Year	1999
Basis for determination of first developed use	
Interview, title search, aerial photos	

3.1.3 Fire Insurance Plans

Fire Insurance Plans (FIP) mapped streets and buildings of urban Canada in great detail and illustrate building construction, occupancy and potential fire hazards. They also provide detailed information regarding storage tanks, transformers, boilers and electrical rooms. The original plans were produced between 1875 and 1923 and continued to be produced and updated until production ceased in 1974.

No Fire Insurance Plans were found for the Site.



3.1.4 Property Underwriters' Report

Property Underwriters Site Plans and Reports provide detailed information on a Site-specific basis and include descriptions of building construction, heating sources, production processes, and the presence of chemicals or materials which may be stored on Site. They also indicate the presence of environmental hazards such as electrical rooms, transformers, boilers, and storage tanks.

No Property Underwriters' Reports were found for the Site.

3.2 City Directories

City directories have been produced for most urban and some rural areas since the late 1800s. These directories are often archived in research and municipal libraries. The directories are generally not comprehensive and may contain gaps in time periods. Where available, city directories were reviewed in a minimum five year increment to determine historical property use of the subject and adjoining properties. A copy of the city directories is included in **Appendix A**.

Source	Vernon's Ottawa, Ontario City Directory
Years Searched:	1961-2010
Historical Property Uses:	
Subject Site:	The Site is not listed.
Adjacent Land:	The majority of the adjacent properties are not listed between 1961 and 2010. 8006 Russell Road, immediately south of the Site following Russell Road, is listed as residential in 1996, 2001 and 2010. 8072 Russell Road, southwest of the Site, is listed as residential in 1992 and 5086 Frank Kenny Road, west of the Site, is listed as residential in 2010. 8125 Russell Road, immediately east of the Site, is listed as Cumberland Ready Mix (a cement mix manufacturer and distributor contractor) in 2010.
Relevant information regarding potentially contaminating activity and areas of potential environmental concern	
The concrete manufacturer identified immediately east of the Site is identified as a potential environmental concern. The activities associated with the manufacturing of concrete present a high risk for environmental concern.	

3.3 Chain of Title

Land Titles contain legal title information concerning property ownership, transfer details, and any encumbrances such as mortgages or easements. Each time a new transaction occurs, property records are updated as soon as the instrument is registered. A copy of the Chain of Title is included in **Appendix B**.



Records search provider:	Service Ontario Land Registry Office
Date of search:	July 23, 2015
Pertinent Information:	The search covered the period from December 1961 to June 2014. In October 2011 the Site was transferred to 2245040 Ontario Inc. and Andrew Taillefer Ltd. from Luc Brazeau and Lynne Taillefer.

3.4 Environmental Reports

No previous environmental reports were provided to LRL to review as part of this investigation.

3.5 Environmental Source Information

3.5.1 Ministry of Environmental and Climate Change Well Records

The Ministry of Environment and Climate Change (MOECC) Well Records database provides information of the locations and characteristics of water wells throughout Canada in accordance with Ontario Regulation 903. Information of the stratigraphy, depth of bedrock and approximate depth of water table is also provided.

Database:	MOECC Well Records
Search radius:	250 m
Date accessed:	August 17, 2015
Description of data, analysis and findings relevant to the Limited Phase I ESA: Fourteen (14) wells are located within 250 m radius of the Site. Copies of the electronic version of the Ontario Well Records for these wells are provided in Appendix C . Details of these wells are as follows: <ul style="list-style-type: none"> Well No. 1511791, a domestic supply well was installed in 1972. Clay was encountered to 7.3 m below ground surface (bgs) followed by shale to 21.9 m bgs then limestone to 33.8 m bgs where the well was terminated. Static water level was 1.5 m bgs. Well No. 1512422, a domestic supply well was installed in 1972. Hard pan was encountered to 2.4 m bgs followed by rock to 9.7 m bgs where the well was terminated. Static water level was 1.5 m bgs. Well No. 1513932, a domestic supply well was installed in 1973. Hardpan was encountered to 2.4 m bgs followed by shale to 4.5 m bgs and slate to 51.8 m bgs where the well was terminated. Static water level was 8.2 m bgs. Well No. 1517672, a domestic supply well was installed in 1981. Clay was encountered to 5.2 m bgs followed by gravel to 6.4 m bgs and shale to 18.2 m bgs where the well was terminated. Static water level was 0.6 m bgs. Well No. 1518521, a domestic supply well was installed in 1983. Hardpan was encountered to 1.8 m bgs followed by shale to 10.7 m bgs, hardpan to 13.7 m bgs and limestone to 16.8 m bgs where the well was terminated. Static water level was 4.6 m bgs. Well No. 1518896, a domestic supply well was installed in 1984. Sandy soil was encountered to 0.9 m followed by clay to 5.4 m bgs, hardpan to 7.3 m bgs and shale to 	

14.6 m bgs where the well was terminated. Static water level was 3.0 m bgs.

- Well No. 1522272, a domestic supply well was installed in 1988. Hardpan was encountered to 1.8 m bgs followed by gravel to 2.7 m bgs and limestone to 36.5 m bgs where the well was terminated. Static water level was 10.6 m bgs.
- Well No. 1532869, a domestic supply well was installed in 2001. Topsoil was encountered to 0.3 m bgs followed by clay to 2.1 m bgs where the well was terminated. Static water level was 1.8 m bgs.
- Well No. 1533155, a commercial supply well was installed in 2002. Clay was encountered to 3.9 m bgs followed by shale to 36.5 m bgs where the well was terminated. Static water level was 3.0 m bgs.
- Well No. 1533156, a commercial supply well was installed in 2002. Sand was encountered to 2.0 m bgs followed by clay to 47.2 m bgs and shale to 57.9 m bgs where the well was terminated. Static water level was 3.0 m bgs.
- Well No. 1535359, a domestic supply well was installed in 2004. Sand was encountered to 2.1 m bgs followed by clay to 10.0 m bgs, hardpan to 20.0 m bgs and rock to 60.0 m bgs. Static water level was 2.6 m bgs.
- Well No. 5606153, a domestic supply well was installed in 2005. Clay was encountered to 6.1 m bgs followed by shale to 23.77 m bgs where the well was terminated. Static water level was 4.1 m bgs.
- Well No. 7207127, a domestic supply well was installed in 2013. Clay was encountered to 4.5 m bgs followed by limestone to 18.5 m bgs where the well was terminated. Static water level was 3.2 m bgs.

3.5.2 PCB Storage Sites

The Ontario Ministry of the Environment (MOE) Waste Management Branch maintains an inventory of PCB storage Sites within the province. The Environmental Protection Act requires the registration inactive PCB storage equipment and/or disposal Sites. The database covers a period between 1987 and 2004. The database was accessed through a database service provider (Ecolog Eris, Toronto, Ontario) and their report is included in **Appendix D**.

Database:	Ontario Inventory of PCB Storage Sites
Years covered:	1988 to 2008
Search radius:	250 m
Description of data, analysis and findings relevant to the Phase I ESA:	
No records were found within a 250 m radius from the Site.	

3.5.3 Ontario Ministry of Environment's Freedom of Information Act

The Ontario Ministry of the Environment (MOE) was contacted under the Freedom of Information Act (FOI) to obtain available information for the Site regarding:

- Certificates of Approvals or any permits relating to air emissions (including noise), water taking and discharging, waste disposal Sites, septic systems, pesticides storage or other similar instruments;
- Incidents, orders, offences, spills, discharges of contaminants or inspections;

- Waste management records, including current and historical waste storage locations and waste generator and waste receiver information; and
- Reports submitted to the MOE related to the environmental conditions of the property.

Interview subject:	Heidi Ritscher, FOI Manager
Date:	August 11, 2015
Pertinent information:	Under the Freedom of Information Act, a freedom of Information Request was made to the MOE. A thorough search through the Ministry's Ottawa District Offices' files was conducted and no records were located.

3.5.4 Inventory of Coal Tar Industrial Sites in Ontario

The MOE has created an inventory of all known and historical coal gasification plants. It identifies industrial Sites that produced and continue to produce or use coal tar or other related tars. The program was discontinued in 1988.

Database:	Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
Years covered:	Up to 1988
Search radius:	250 m
Description of data, analysis and findings relevant to the Phase I ESA:	No records were found within a 250 m radius from the Site.

3.5.5 Environmental Site Registry

The Environmental Registry lists proposal, decisions and exceptions regarding policies, Acts, instruments or regulations that could significantly affect the environment. Applications for permits, licences or certificates of approval to release substances into the air or water are posted on the registry. The database was accessed through database service provider (Ecolog Eris, Toronto, Ontario) and their report is included in **Appendix D**.

Database:	Environmental Registry
Years covered:	1994 to June 2015
Search radius:	250 m
Date accessed:	July 22, 2015
Description of data, analysis and findings relevant to the Phase I ESA:	The neighbouring property, Cumberland Ready Mix at 8125 Russell Road, has three (3) records including an approval for sewage works in 2010, and approval for discharge into the natural environment other than water in 2005 and 2009.



3.5.6 Technical Standards and Safety Authority

Fuel storage at commercial and industrial facilities is regulated by the Technical Standards and Safety Authority (TSSA). Records of aboveground storage tanks are maintained for bulk storage facilities only. Underground storage tanks are required to be registered with the TSSA. There are no requirements to register private underground and aboveground fuel oil storage tanks for heating or waste oil. Records of registered and licensed tanks have been maintained since 1990.

Interview subject:	Sarah Quibell, Public Information Agent
Date:	July 17, 2015
Pertinent information:	<p>TSSA was contacted regarding available information concerning the presence of petroleum storage tanks, fuel spill records, accidents or fuel-related incidents which may be registered on the Site or surrounding properties. Records indicated the existence of three (3) aboveground tanks at 4979 Frank Kenney Road, about 130 m northwest of the Site. Details of the tanks are as follows:</p> <ul style="list-style-type: none">• One (1) private fuel outlet with a 13710 L capacity aboveground storage tank installed in 1990. The contents are not specified;• One (1) doubled wall steel construction gasoline aboveground storage tank installed in 2007. It has a capacity of 4570 L; and• One (1) doubled wall steel construction diesel aboveground storage tank installed in 2007. It has a capacity of 4570 L.

3.5.7 Other Databases

Other Databases are covered by the Ecolog Eris Report included in **Appendix D**. They are outlined below.

3.5.7.1 Ontario Spills

Database:	Ontario Spills
Years covered:	1988 to February 2014
Search radius:	250 m
Date accessed:	September 10, 2015
Description of data, analysis and findings relevant to the Phase I ESA:	No records were found within 250m radius of the Site.



3.5.7.2 Ontario Regulation 347 Waste Generators Summary

The MOE's Waste Management branch maintains an inventory of Waste Generators in Ontario.

Database:	Ontario Regulation 347 Waste Generators Summary
Years covered:	1986 to May 2015
Search radius:	250 m
Date accessed:	September 10, 2015
Description of data, analysis and findings relevant to the Phase I ESA:	
Fourteen (14) waste generating sites were identified within 250 m radius of the Site, namely Vars Concrete at 4979 Frank Kenney Road, Cumberland Ready Mix at 8125 Russell Road, and H&H Lacroix Farms at 5138 Frank Kenney Road.	
Vars Concrete is listed as a generator of waste crankcase oils and lubricants, detergents and soaps, aliphatic solvents and residues in 2011, 2013, 2015 and general automotive repair in 2012. It presents a low environmental risk due to its distance from the Site.	
Cumberland Ready Mix is listed as a generator of concrete pouring and finishing work, waste oils and lubricants, aromatic solvents, petroleum distillates, paint/pigment/coatings residues, organic laboratory chemicals, aliphatic solvents, and oil skimming and sludges from 1999 to 2013, and 2015. It presents a high environmental risk due to its proximity to the Site.	
H&H Lacroix Farms is listed as a generator of fruit and vegetable combination farming in 2012. It presents a low environmental risk due to its distance from the Site.	

3.5.7.3 Scott's Manufacturing Directories

Scott's Directories is a data bank containing information on over 70000 manufacturers in Ontario.

Database:	Scott's Manufacturing Directory
Years covered:	1992 to March 2011
Search radius:	250 m
Date accessed:	September 10, 2015
Description of data, analysis and findings relevant to the Phase I ESA:	
Cumberland Ready Mix Ltd. at 8125 Russell Road is a concrete manufacturing facility. They were established in August 1980. This facility neighbours the Site to the east. Concrete manufacturing is identified as potentially contaminating activity as set out by Ontario Regulation 153/04, therefore they present a high environmental risk.	

3.6 Physical Setting Sources

3.6.1 Aerial Photographs

Aerial photographs were obtained from the National Air Photo Library in Ottawa, Ontario. The review of the photographs was done to develop a general history of the development of the Site and surrounding properties. The aerial photographs may be at a scale that limits a detailed review of the Site and surrounding properties. Copies of select aerial photographs are included in **Appendix E**.

Year	Photo Number	Scale
1976	Source: geoOttawa	n/a
1999	Source: geoOttawa	n/a
2005	Source: geoOttawa	n/a
2014	Source: geoOttawa	n/a
Rational for time period between aerial photographs used		
A regular interval of approximately 10 years was used, when possible.		
Summary of information obtained from aerial photographs		
In 1976 (AP1), the Site and surrounding properties appear undeveloped, with some residential parcels just north and southwest of the Site, along Frank Kenney Road. A trail is present across the eastern portion of the property that appears to cross two (2) water bodies at the northeast area of the Site followed by a tree clearing to the west. In 1999 (AP2), the trail is no longer visible and tree growth is present across the majority of the formerly cleared portions of the property. In 2005, earth moving activities are observed at the southwestern portion of the property, while an increase in development is noted on the surrounding properties, including the concrete manufacturers to the east of the Site. In 2014 (AP3), the earth moving activities have extended north along the western portion of the Site. Piles of what appears to be soil or granular material are present across this area.		
Relevant information regarding potentially contaminating activity and areas of potential environmental concern		
The concrete manufacturer identified immediately east of the Site is identified as a potential environmental concern. The activities associated with the manufacturing of concrete present a high risk for environmental concern. The earth moving activities across the western portion of the Site as well as the unknown tree clearing activities at the east and northern portion of the property are identified as areas for potential environmental concern, such there is the potential for as buried waste and equipment spills that may have occurred historically.		

3.6.2 Topography, Hydrology & Geology

A topographic map was obtained to illustrate the location of the Site in relation to any water bodies in the area and to document the regional topography. The map is included in **Appendix F**.

Map:	Ontario Base Map
Approximate elevation:	About 72 m above mean sea level
Topography:	Generally flat, slight slope southeast
Nearest open water body:	Shaw's Creek approximately 75 m to the southwest

Maps were reviewed to obtain the regional geology and information on the surficial soil and bedrock

Generalized surficial geology:	Till, plain to hummocky to rolling, with local relief from <5m to 25 m
Generalized bedrock geology:	Carlsbad Formation: grey shale, sandy shale, some dolomite layers

4 INTERVIEWS

Interview subject:	Denis Desjardins, Owner
Date:	August 5, 2015
Pertinent information:	<ul style="list-style-type: none">Mr. Desjardins has been familiar with the Site for 1.5 years, since he purchased it.The previous owners used the Site for storing soil/rock.

5 SITE RECONNAISSANCE

5.1 Site Visit Information

Date:	August 5, 2015
Time:	09:00-10:30 am
Weather Conditions:	Partly cloudy, 18°C
Person conducting Site visit:	Leandra Mariani, Environmental Technician
Limitation to visit:	Eastern portion of the Site was heavily vegetated and could not be fully accessed.
Property Use	Vacant

Photographs from the Site visit are included in **Appendix G**.

5.2 General

5.2.1 Hazardous Materials & Unidentified Substances

Hazardous materials:	Not observed
Unidentified substances:	Not observed

5.2.2 Storage Tanks & Containers

Aboveground storage tanks (ASTs):	Not observed
Underground storage tanks (USTs):	Not observed
Fill ports, vent pipes:	Not observed

5.2.3 Storage Containers

Storage tanks:	Not observed
Storage containers:	Not observed



5.2.4 Odours

Odours:	Not observed
Air emissions:	Not observed

5.3 Exterior Observations

5.3.1 Topographic, Geologic & Hydrogeologic

Landscaped & vegetated area:	Eastern portion of the Site was heavily vegetated, including shrubs and small trees as well as flowering plants typically find in moist or wet areas.
Pavement, roads & driveways:	Not observed
Topography	Relatively flat
Surface drainage	Towards outer perimeter of the Site
Drainage improvements:	Southern, western and northern boundary of western half is surrounded by a ditch that collects water.
Receives drainage from adjacent Sites:	Not observed
Watercourses, ditches or standing water:	Southern, western and northern boundary of western half is surrounded by a ditch that collects water. Water is significant enough to promote growth of flora typically found in wetlands and marshes (ie. Typha).
Other observations:	Not observed

5.3.2 Structures

No buildings are currently present on the Site.

5.3.3 Other Observations

Wells:	Not observed.
Sewage disposal:	Not observed.
Pits and lagoons:	Not observed.
Wastewater:	Not observed.
Solid waste:	Not observed.
Stained material:	Small patch of dark staining just east of the center treeline, south of the northern perimeter.
Stressed vegetation:	Not observed.



Fill or previous fill activities:	The presence of significant amounts of fill material (beyond that required for normal construction and/or grading was not observed.
Earth-moving activity:	As mentioned above in section 3.6.1, earth moving activities were previously identified across the western portion of the Site.
Other	An abandoned car was observed east of the center treeline just south of the northern perimeter.

5.4 Utilities

Potable Water:	Unknown
Wastewater:	Available
Storm Sewer:	Available
Electricity:	Available
Telephone:	Available
Natural Gas:	Unknown

5.5 Interior of Structures

Heating Systems	Not applicable.
Cooling Systems	Not applicable.
Floor drains:	Not applicable.
Sumps:	Not applicable.
Paint booth:	Not applicable.
Staining or corrosion (other than water):	Not applicable.
Mechanical equipment:	Not applicable.
Interior finishing	Not applicable.
Other:	Not applicable.

5.6 Adjacent Land Use

The current land uses of the adjoining properties were observed from the property limits and publicly accessible locations to assess potential impacts to the Site that may arise from off-Site operations. The properties surrounding the subject Site are as follows:

North:	Residential followed by Vars Concrete then treed lots.
South:	Russell Road followed by agricultural and residential.
East:	Cumberland Ready Mix facility followed by treed lots and Rockdale Road.
West	Frank Kenney Road followed by agricultural, residential and Shaw's Creek.



6 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

Below is a summary of the current and past uses of 8015 Russell Road:

Year	Name of Owner	Description of Property Use	Property Use	Source of Information
At least 1976 to prior to the late 1990's	Unknown	Vacant	Vacant with trails across the east and north portions of the Site	Aerial photographs
Prior to the late 1990's – 2011	Pauline Brazeau Estate	Vacant	Earth moving activities across the western portion of the Site	Title Search, Aerial Photographs
2011 – present	Denis Desjardins	Vacant	Vacant	City directories, Interview, Title Search

6.2 Potentially Contaminating Activity & Areas of Potential Environmental Concern

Based on the results of the Phase I Environmental Site Assessment the following areas of potential environmental concern were identified:

Potential Environmental Concern	Location	Comments	Contaminants of Potential Concern	Media Potentially Impacted
Former earth moving activities across the western portion of the Site	Western portion of the property	Site activities appeared to take place on the eastern half of the Site until 2008. Aerial photographs since 2009 show the remains of that activity.	Metals, PHC, VOC	Soil Groundwater
Former trails, tree clearing and unknown materials piled across the eastern portion of the Site	Eastern portion of the property	On site from at least 1976 and to before the late 1990's.	Metals, PHC, VOC	Soil Groundwater
Concrete manufacturing	East of the Site	Concrete manufacturing has been identified as potentially contaminating activity	Metals (arsenic, boron), PHC, pH	Soil Groundwater
Evidence of dumping	East of center treeline, along northern perimeter	An abandoned car and stained soil was observed during the Site Visit	Metals, PHC	Soil Groundwater

7 CONCLUSIONS

Based on the findings of the Phase I ESA, it was recommended that a Phase II ESA be conducted on the Site. The recommendations to address the potential environmental concerns are as follows:

Potential Environmental Concern	Recommendation
Former earth moving, tree clearing and unknown material piling activities/Evidence of dumping	Advance test pits across the site to allow for sampling analysis of soil for contaminants of concern. Install groundwater monitoring wells to assess the potential contaminants of concern.
Concrete manufacturing	Collect three (3) to five (5) sediment samples from the water bodies across the northeastern area of the Site to allow for sampling analysis of sediments for contaminants of concern. Advance at least one (1) borehole and install one (1) monitoring well, close to the eastern perimeter of the Site to allow for sampling analysis of groundwater for contaminants of concern. Collect two (2) surface water samples from the water bodies across the northeastern area of the Site to allow for sampling analysis of surface water for contaminants of concern.

In addition, we recommend obtaining background soil, surface water and groundwater samples, which would include advancing one (1) borehole and installing one (1) monitoring well in an area where potential environmental concern is low.

8 LIMITATIONS AND USE OF REPORT

The results of this Phase I ESA should not be considered a warranty that the subject property is free from any and all contaminants from former and current practices, other than those noted in this report, nor that all compliance issues have been addressed.

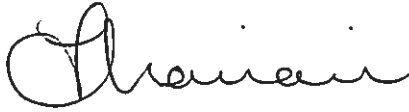
The findings contained in this report are based on data and information collected during the Phase I ESA of the subject property conducted by LRL Associates Ltd. The conclusions and recommendations are based solely on Site conditions encountered at the time of our inspection on August 5, 2015, supplemented by historical information and data obtained as described in this report. No assurance is made regarding changes in conditions subsequent to the time of this investigation. If additional information is discovered or obtained, LRL Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

In evaluating the subject property, LRL Associates Ltd. has relied in good faith on information provided by individuals as noted in this report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in this report as a result of omissions, misinterpretation or fraudulent acts of the persons contacted.

This report is intended for the sole use of 2245040 Ontario Inc. and their authorized agents. LRL Associates Ltd. will not be responsible for any use of the information contained within this report by any third party.

In addition, LRL Associates Ltd. will not be responsible for the real or perceived decrease in the property value, its saleability or ability to gain financing, through the reporting of factual information.

Yours truly,
LRL Associates Ltd.



Leandra Mariani, B.Sc.
Environmental Technician



Michael Melaney, M. Eng., P. Eng.

W:\FILES 2015\150570\07 Environmental\7.01 Reports\REPORT Phase I ESA, 8015 Russell Road, Ottawa - September 2015.docx

9 REFERENCES

Canadian Standards Association, Z768-01 Phase I Environmental Site Assessment, November 2001

The City of Ottawa. (N.D.). Retrieved from geoOttawa: <http://maps.ottawa.ca/geoottawa>

Ministry of Environment and Energy, Coal Tar Site Investigations 1986 – 1995, January 1997.

Ministry of Environment, Environmental Protection Act, Ontario Regulation 511/09, Records of Site Condition-Part 15.1 of the Act, Parts 1-7

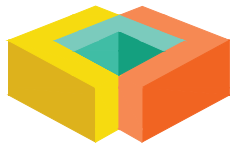
St-Onge, D.A. (compilation), 2009: Surficial geology, lower Ottawa valley, Ontario-Quebec; Geological Survey of Canada, Map 2140A, scale 1:125000

Waste Management Branch, Ontario Ministry of the Environment, Waste Disposal Site Inventory, June 1991

Wilson, A.E., Mines and Geology Branch, Department of Mines and Resources, Ottawa-Cornwall, Ontario and Quebec, Scale 1:253400, Map 852A, 1946



FIGURES



LRJ

ENGINEERING | INGÉNIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lri.ca | (613) 842-3434

PROJECT

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
8015 RUSSELL ROAD
OTTAWA, ONTARIO
K0A 3H0

DRAWING TITLE

SITE PLAN
SOURCE: Ministry of Natural Resources and Forestry

CLIENT

2245040 ONTARIO INC.

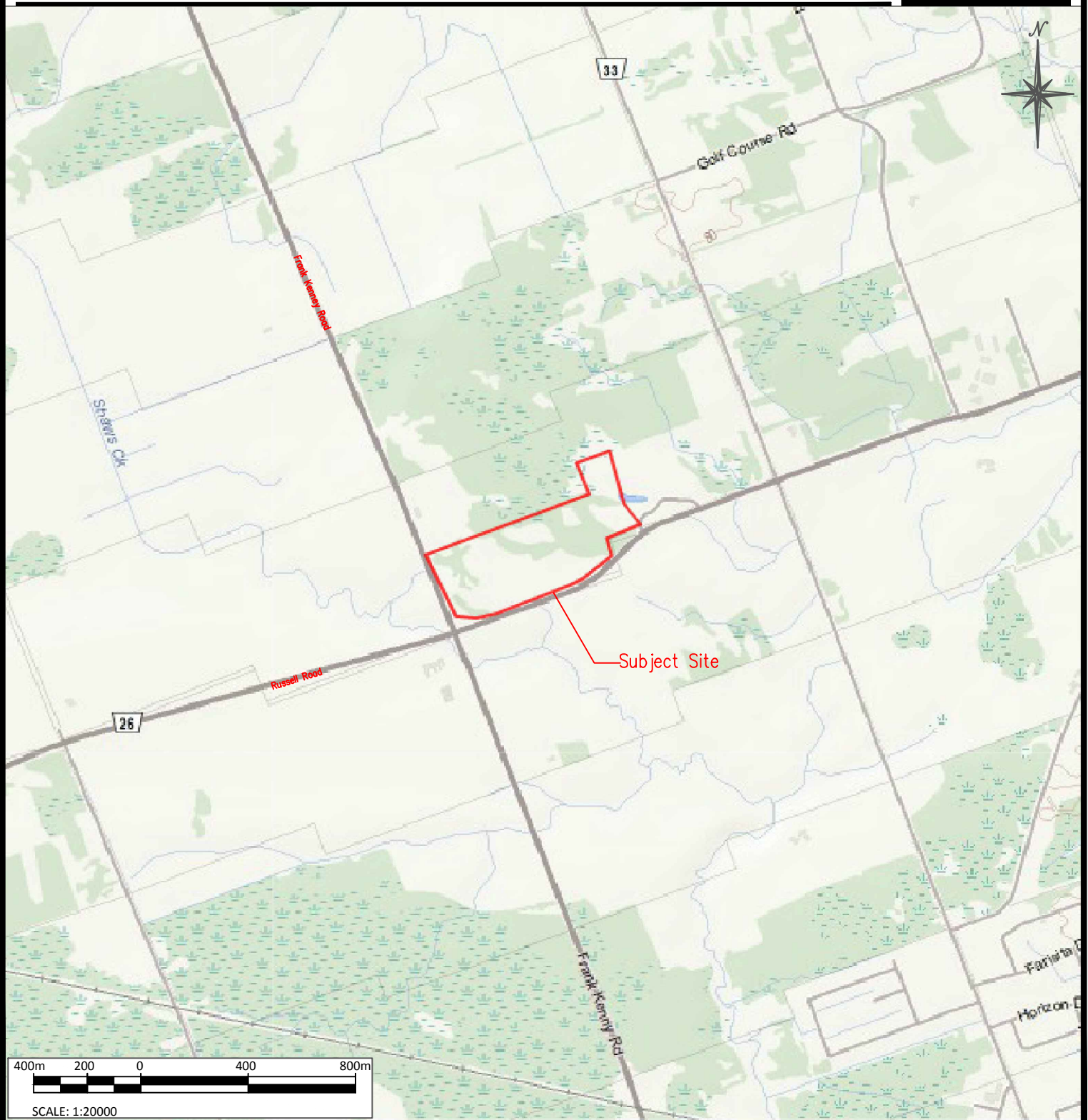
DATE

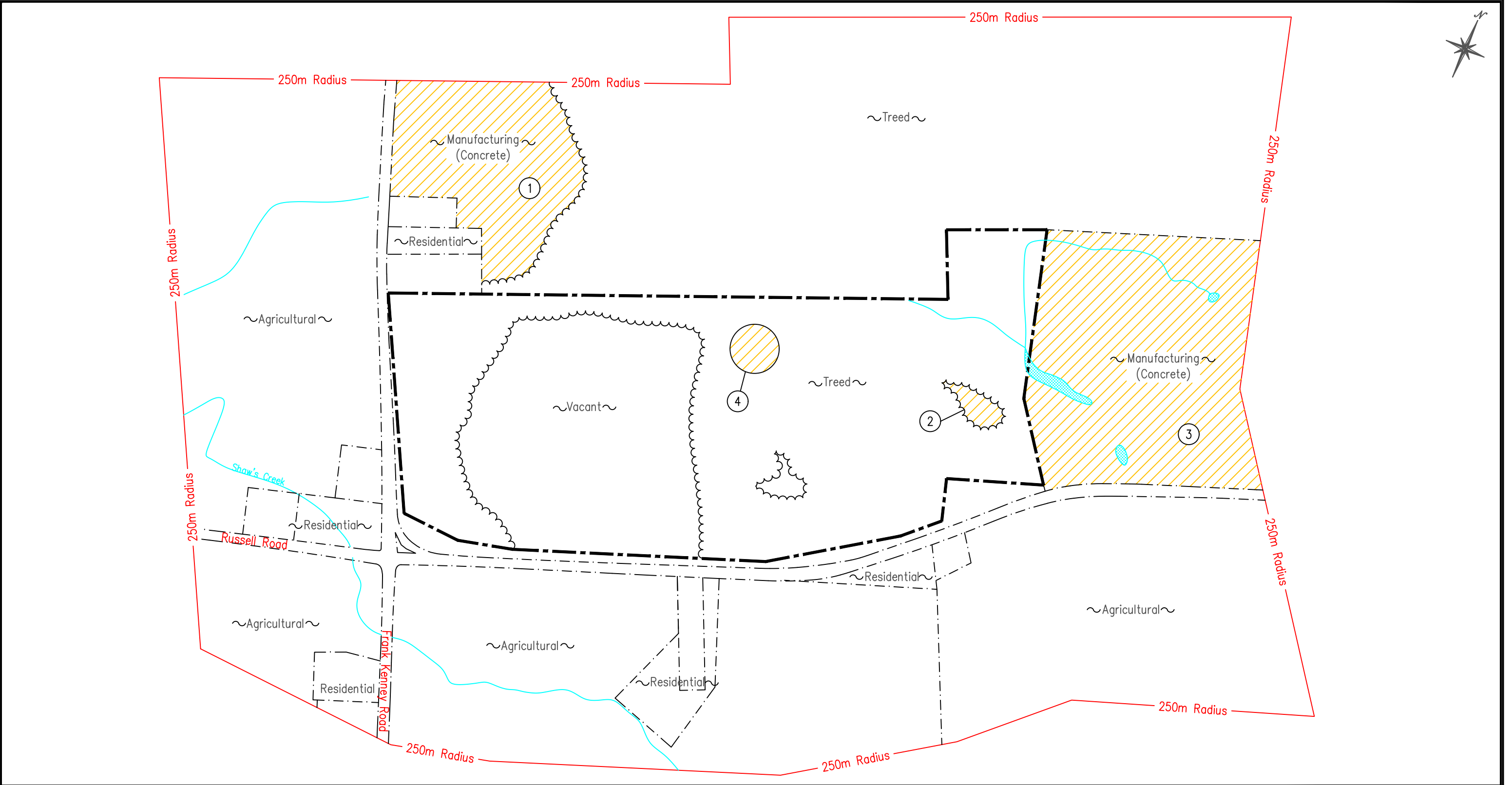
SEPTEMBER 2015

PROJECT

150570

Figure 1





Legend

- Inferred property line
- Division of surface material
- Treeline
- Water
- Areas of potential environmental concern



- Concrete manufacturing facility
- Previous site activity
- Concrete manufacturing facility
- Evidence of dumping

01	ISSUED FOR REVIEW	L.M.	08/12/15
No.	REVISIONS	BY	DATE



LRJ
ENGINEERING | INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT
2245040 ONTARIO INC.

DESIGNED BY: L.M. DRAWN BY: L.M. APPROVED BY: M.M.

PROJECT
PHASE I
ENVIRONMENTAL SITE ASSESSMENT
8015 RUSSELL ROAD
OTTAWA, ONTARIO
K0A 3H0

DRAWING TITLE
SITE PLAN AND AREAS OF POTENTIAL ENVIRONMENTAL CONCERN WITHIN A 250m RADIUS

PROJECT NO.
150570
DATE
SEPTEMBER 2015

Figure 2

APPENDIX A

CITY DIRECTORIES

City Directory Information Source
Vernon's Ottawa, Ontario City Directory

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 2010	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Res (1 Tenant)
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed
8125 Russell Road	-Cumberland Ready Mix
8130 Russell Road	-Address Not Listed

4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Res (1 Tenant)
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 2004-05	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Address Not Listed
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed

8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 2001-02	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Res (1 Tenant)
8015 Russell Road	-Address Not Listed

8072 Russell Road	-Address Not Listed
8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 1996-97	
Site Listing:	-Address Not Listed
Adjacent Properties:	

8006 Russell Road	-Res (1 Tenant)
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed
8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 1992	
Site Listing:	-Address Not Listed

Adjacent Properties:	
8006 Russell Road	-Address Not Listed
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Res (1 Tenant)
8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario

Year: 1987	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Address Not Listed
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed
8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 1981-82	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Address Not Listed
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed
8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed

5241 Frank Kenny Road	Address Not Listed
------------------------------	--------------------

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 1976	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Address Not Listed
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed
8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed

5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 1971	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Address Not Listed
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed
8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed

5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 1966	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Address Not Listed
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed
8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed

4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

PROJECT NUMBER: 20150716088	
Site Address:	8015 Russell Road, Ottawa, Ontario
Year: 1961	
Site Listing:	-Address Not Listed
Adjacent Properties:	
8006 Russell Road	-Address Not Listed
8015 Russell Road	-Address Not Listed
8072 Russell Road	-Address Not Listed

8125 Russell Road	-Address Not Listed
8130 Russell Road	-Address Not Listed
4979 Frank Kenny Road	-Address Not Listed
5011 Frank Kenny Road	-Address Not Listed
5070 Frank Kenny Road	-Address Not Listed
5086 Frank Kenny Road	-Address Not Listed
5241 Frank Kenny Road	Address Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory

APPENDIX B

TITLE SEARCH

PROPERTY DESCRIPTION: PT LT 20 CON 7 CUMBERLAND AS IN RR36769, EXCEPT PARTS 1, 2 & 3, 50R5427, PART 2, 4R14492 & THE LANDS LYING EAST OF PT 1, 2 & 3, 50R5427; CUMBERLAND

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14552-0152

PIN CREATION DATE:

2000/01/21

OWNERS' NAMES

2245040 ONTARIO INC.
ANDRE TAILLEFER LTD.

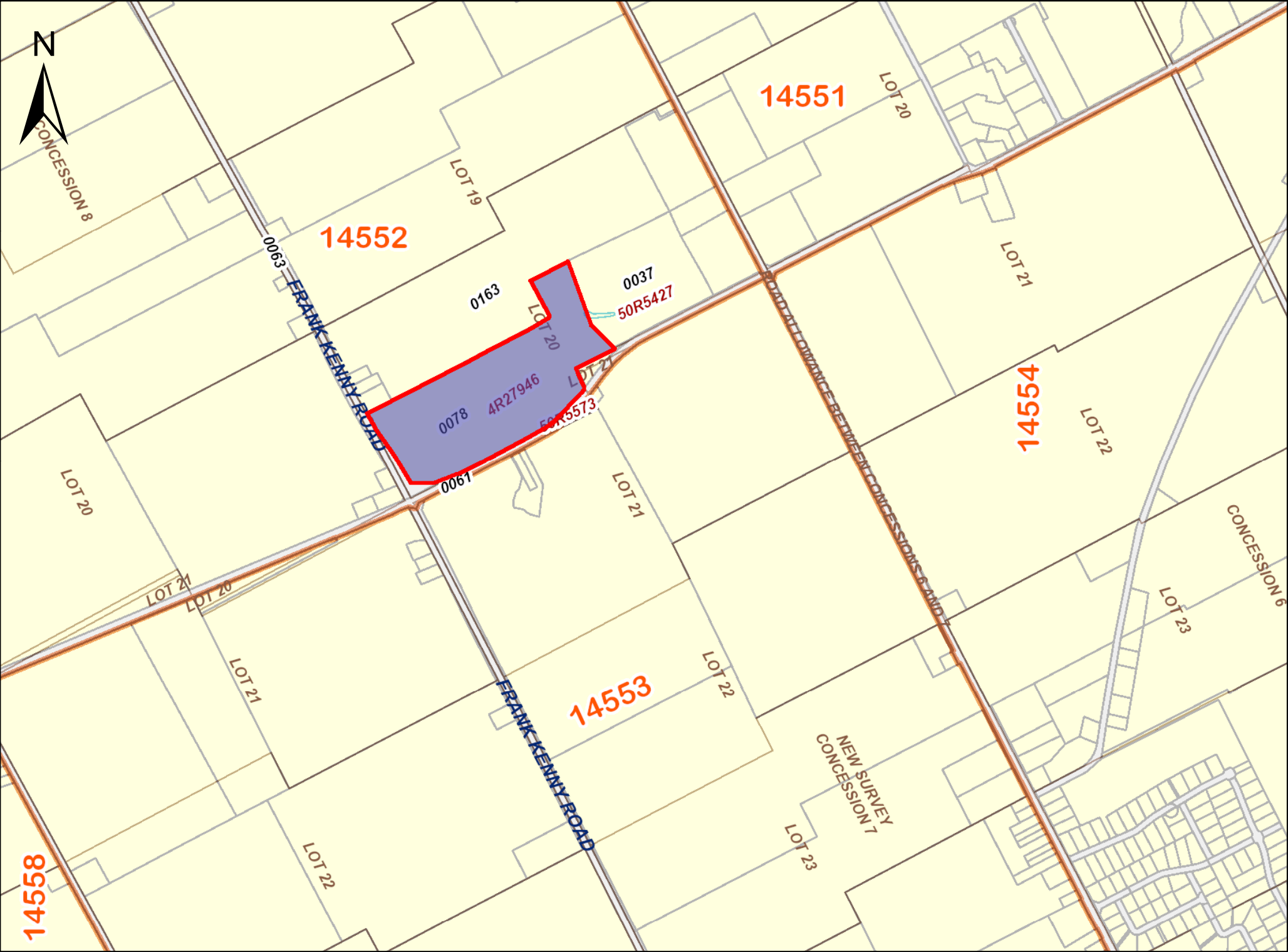
CAPACITY

SHARE

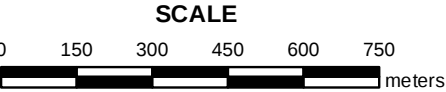
TCOM 50.0%
TCOM 50.0%

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/04/28 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 2000/01/21					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2000/01/24 **					
RR2392B	1961/12/06	BYLAW				C
RR106675	1987/03/17	AGREEMENT			THE TOWNSHIP OF CUMBERLAND	C
	REMARKS: SITE PLAN					
N765795	1999/02/16	DEPOSIT		BRAZEAU, PAULINE - ESTATE		C
	REMARKS: DEATH CERTIFICATE					
OC1296365	2011/10/20	TRANS PERSONAL REP	\$350,000	BRAZEAU, LUC TAILLEFER, LYNNE	2245040 ONTARIO INC. ANDRE TAILLEFER LTD.	C
	REMARKS: PLANNING ACT STATEMENTS					
4R27946	2014/06/03	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PRINTED ON 23 JUL, 2015 AT 09:17:17
FOR EEGOOLAB



PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



APPENDIX C

Well Records



Well Tag I

001430

r below)

Well Record

Regulation 903 Ontario Water Resources Act

page of

Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
 • All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
 • Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
 • **All metre measurements shall be reported to 1/10th of a metre.**
 • Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

[illegible]

RR#/Street Number/Name 5120 Frank Kenny Rd				City/Town/Village Cambridge		Site/Compartment/Block/Tract etc. KARS	
GPS Reading	NAD 83	Zone 18	Easting 470253 E	Northing 5024186	Unit Make/Model Maselam Utm	Mode of Operation: <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify _____	

Log of Overburden and Bedrock Materials (see instructions)

[illegible]

Hole Diameter			Construction Record						Test of Well Yield					
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth		Metres	Pumping test method	Draw Down		Recovery		
						From	To			Time min	Water Level Metres	Time min	Water Level Metres	
0	6.09	21.23							<i>H.P. Sub</i>					
6.09	23.77	15.55							Pump intake set at - (metres)	Static Level				
									Pumping rate - (litres/min)	1	4.87	1	6.00	
									Duration of pumping hrs + min	2	4.90	2	5.50	
									Final water level end of pumping	3	4.75	3	4.90	
									Recommended pump type.	4	4.73	4	4.72	
									Recommended pump depth.	5	4.60	5	4.52	
									Recommended pump rate.	10	5.20	10		
									If flowing give rate - (litres/min)	15	5.80	15		
										20	6.22	20		
										25	6.51	25		
									If pumping discontin- ued, give reason.	30	6.66	30		
										40	6.73	40		
										50	6.82	50		
										60	6.82	60		

Plugging and Sealing Record		<input checked="" type="checkbox"/> Annular space	<input type="checkbox"/> Abandonment
Depth set at	Metres	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
From	To		
0	6.09	Cement Slurry	36 bag

Method of Construction			
<input type="checkbox"/> Cable Tool	<input checked="" type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	

Water Use			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	

Final Status of Well			
<input checked="" type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other) _____
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

Well Contractor/Technician Information		
Name of Well Contractor	Well Contractor's Licence No.	
Gillespie Bros	1414	
Business Address (street name, number, city etc.)		
57416 St. Louis		
Name of Well Technician (last name, first name)	Well Technician's Licence No.	
SArne	0-193	
Signature of Technician/Contractor	Date Submitted	
x [Signature]	05/08/15	

Location of Well			
<p>In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.</p> <div style="text-align: center; padding: 20px;"> </div>			
Audit No.	z 27956	Date Well Completed	<div style="display: flex; justify-content: space-between;"> YYYY 05 MM 08 DD 15 </div>
Was the well owner's information package delivered?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date Delivered	<div style="display: flex; justify-content: space-between;"> YYYY MM DD </div>

Ministry Use Only			
Data Source		Contractor	
		1414	
Date Received	YYYY	MM	DD
SEP 01	2005		
Remarks		Well Record Number	



WATER WELL RECORD

1512422

MUNICIP.

CON.

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

MUNICIP. 15011

CON.
| CPW |

22 23 24

COUNTY OR DISTRICT

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

CON., BLOCK, TRACT, SURVEY, ETC.

LOT	DESCRIPTION	AMOUNT	DATE	INITIALS
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Chamberland

6

V.

DATE COMPLETED _____

48-5

Ontario

DAY 24 MO 08

YR. 72

G 24900

RC.

ELEVATION
140

RC.

BASIN CODE
1 4 5

111

1

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

31	0008614	00312216					
32							

CASING & OPEN HOLE RECORD				
INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11 1 06	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	250	0	13-16 26 0016
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input checked="" type="checkbox"/> OPEN HOLE			20-23 0031
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	26		27-30

61				PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET		MATERIAL AND TYPE		(CEMENT GROUT, LEAD PACKER, ETC.)	
FROM	TO				
10-13	14-17				
18-21	22-25				
26-29	30-33	80			

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

VI

Lot 20

21

1

100'

100'

North

✓

VI

2

<p>FINAL STATUS OF WELL</p>	<p>54</p> <p><input checked="" type="checkbox"/> 1 WATER SUPPLY</p> <p><input type="checkbox"/> 2 OBSERVATION WELL</p> <p><input type="checkbox"/> 3 TEST HOLE</p> <p><input type="checkbox"/> 4 RECHARGE WELL</p>	<p><input type="checkbox"/> 5 ABANDONED, INSUFFICIENT SUPPLY</p> <p><input type="checkbox"/> 6 ABANDONED, POOR QUALITY</p> <p><input type="checkbox"/> 7 UNFINISHED</p>
<p>WATER USE</p> <p>01</p>	<p>55-56</p> <p><input checked="" type="checkbox"/> 1 DOMESTIC</p> <p><input type="checkbox"/> 2 STOCK</p> <p><input type="checkbox"/> 3 IRRIGATION</p> <p><input type="checkbox"/> 4 INDUSTRIAL</p> <p><input type="checkbox"/> OTHER</p>	<p><input type="checkbox"/> 5 COMMERCIAL</p> <p><input type="checkbox"/> 6 MUNICIPAL</p> <p><input type="checkbox"/> 7 PUBLIC SUPPLY</p> <p><input type="checkbox"/> 8 COOLING OR AIR CONDITIONING</p> <p><input type="checkbox"/> 9 NOT USED</p>
<p>METHOD OF DRILLING</p>	<p>57</p> <p><input checked="" type="checkbox"/> 1 CABLE TOOL</p> <p><input type="checkbox"/> 2 ROTARY (CONVENTIONAL)</p> <p><input type="checkbox"/> 3 ROTARY (REVERSE)</p> <p><input type="checkbox"/> 4 ROTARY (AIR)</p> <p><input type="checkbox"/> 5 AIR PERCUSSION</p>	<p><input type="checkbox"/> 6 BORING</p> <p><input type="checkbox"/> 7 DIAMOND</p> <p><input type="checkbox"/> 8 JETTING</p> <p><input type="checkbox"/> 9 DRIVING</p>

CONTRACTOR	NAME OF WELL CONTRACTOR		LICENCE NUMBER	
	G. Charbonneau, Diamond & Cable Drilling 055			
	ADDRESS			
	R. R. 2, Box 194, Orleans, Ontario			
	NAME OF DRILLER OR BORER		LICENCE NUMBER	
	Leo Bourgeois			
	SIGNATURE OF CONTRACTOR		SUBMISSION DATE	
	<i>Leo Bourgeois</i>		DAY 24 MO. 8 YR 73	

OFFICE USE ONLY	DATA SOURCE	58 1	CONTRACTOR 1504	59-62	DATE RECEIVED	63-68 240473
	DATE OF INSPECTION		INSPECTOR K			
REMARKS: CIRCULAR						P K WI

FORM 7 07-





Ontario

316 64

WATER WELL RECORD

11

MUNICIP.
15011

CON,
CƠ N

10.8

TOWNSHIP BOROUGH CITY TOWN VILLAGE

	10	14
CON. BLOCK TRACT SURVEY ETC.		

		22	23	24
6	10X			

CUMBERLAND

PLAN M 45

8
LUI 25-27
620

35 MC KNEELY RD

DATE COMPLETED 48-53
DAY 18 MO 08 YR 83

ING
024899

ELEVATION
0.2.2.5

BASIN CODE
2.6

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

[illegible]

MOE
VF-18

[illegible]

WATER RECORD

WATER FOUND AT - FEET		KIND OF WATER			
10-13	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR			14
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
15-18	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR			19
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR			24
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR			29
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR			34
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			

CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES		MATERIAL		WALL THICKNESS INCHES		DEPTH - FEET	
						FROM	TO
10-11 6 1/4 06	<input checked="" type="checkbox"/> 1 STEEL <input type="checkbox"/> 2 GALVANIZED <input type="checkbox"/> 3 CONCRETE <input type="checkbox"/> 4 OPEN HOLE	12	1.88				06020
17-18	<input type="checkbox"/> 1 STEEL <input type="checkbox"/> 2 GALVANIZED <input type="checkbox"/> 3 CONCRETE <input type="checkbox"/> 4 OPEN HOLE	19					20-21
24-25	<input type="checkbox"/> 1 STEEL <input type="checkbox"/> 2 GALVANIZED <input type="checkbox"/> 3 CONCRETE <input type="checkbox"/> 4 OPEN HOLE	26					27-30

PLUGGING & SEALING RECORD

DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER ETC.)
FROM	TO	
10-13	14-17	
18-21	22-25	
26-29	30-33	80

PUMPING TEST

PUMPING TEST	PUMPING TEST METHOD		10	PUMPING RATE		11-14	DURATION OF PUMPING	
	1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> BAILER			0002 GPM			01 15-18 HOURS 50 17-18 MINS	
	STATIC LEVEL	WATER LEVEL END OF PUMPING	25	WATER LEVELS DURING		1 <input checked="" type="checkbox"/> PUMPING 2 <input type="checkbox"/> RECOVERY		
	19-21	22-24	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES		
	002 FEET	055 FEET	031 FEET	042 FEET	055 FEET	055 FEET		
IF FLOWING, GIVE RATE		38-41	PUMP INTAKE SET AT		WATER AT END OF TEST			
		GPM	58 FEET		1 <input type="checkbox"/> CLEAR 2 <input checked="" type="checkbox"/> CLOUDY			
RECOMMENDED PUMP TYPE			RECOMMENDED PUMP SETTING		43-45	RECOMMENDED PUMPING RATE		46-49
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP			058 FEET			0002 GPM		
50-53								

**FINAL
STATUS
OF WELL**

1 ☒ WATER SUPPLY 5 ☐ ABANDONED, INSUFFICIENT SUPPLY
2 ☐ OBSERVATION WELL 6 ☐ ABANDONED, POOR QUALITY
3 ☐ TEST HOLE 7 ☐ UNFINISHED
4 ☐ RECHARGE WELL

**WATER
USE**

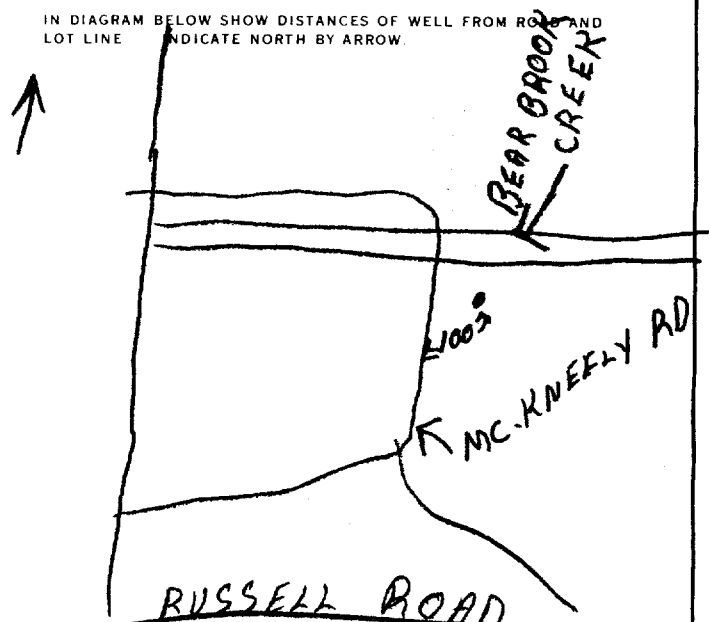
1 ☒ DOMESTIC 5 ☐ COMMERCIAL
2 ☐ STOCK 6 ☐ MUNICIPAL
3 ☐ IRRIGATION 7 ☐ PUBLIC SUPPLY
4 ☐ INDUSTRIAL 8 ☐ COOLING OR AIR CONDITIONING
9 ☐ OTHER 9 ☐ NOT USED

METHOD OF DRILLING

1	<input checked="" type="checkbox"/> CABLE TOOL	6	<input type="checkbox"/> BORING
2	<input type="checkbox"/> ROTARY (CONVENTIONAL)	7	<input type="checkbox"/> DIAMOND
3	<input type="checkbox"/> ROTARY (REVERSE)	8	<input type="checkbox"/> JETTING
4	<input type="checkbox"/> ROTARY (AIR)	9	<input type="checkbox"/> DRIVING
5	<input type="checkbox"/> AIR PERCUSSION		

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



CONTRACTOR

NAME OF WELL CONTRACTOR		LICENCE NUMBER
YVON GENIER WELL DRILLING		2351
ADDRESS		
BRY CASSELMAN CRT KOA-1MO		
NAME OF DRILLER OR BORER		LICENCE NUMBER
YVON GENIER		2351
SIGNATURE OF CONTRACTOR		SUBMISSION DATE
Yvon Genier		DAY 18 NO. 8 YR. 8

OFFICE USE ONLY.

DATA SOURCE	58	CONTRACTOR	59-62	DATE RECEIVED	63-68	80
1		2351		17 10 83		
DATE OF INSPECTION		INSPECTOR				
REMARKS						

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

1518896

MUNICIPALITY 15011

CON. CON

08

COUNTY OR DISTRICT **OTTAWA CARLETON** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE **Russell**
CON. BLOCK TRACT, SURVEY, ETC. **Half Course Sub** LOT 25-27 **019**
DATE COMPLETED DAY **18** MO **Jan** YR **84**
RC **25988** ELEVATION **5** BASIN CODE **26**

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	sandy soil			0	3
grey	clay			3	18
black	hard pan	clay		18	24
black	shale	rock		24	48

31 000360281 0018205 002481405 004881742
32

41 WATER RECORD
WATER FOUND AT - FEET
KIND OF WATER
1 ☒ FRESH 3 ☐ SULPHUR
2 ☐ SALTY 4 ☐ MINERAL
10-15 15-18 20-23 25-28 30-33

51 CASING & OPEN HOLE RECORD
INSIDE DIAM. INCHES
MATERIAL
WALL THICKNESS INCHES
DEPTH - FEET
FROM TO
10-11 11-12 12-13 13-14 14-15 15-16 16-17 17-18 18-19 19-20 20-21 21-22 22-23 23-24 24-25 25-26 26-27 27-28 28-29 29-30 30-31 31-32 32-33 33-34 34-35 35-36 36-37 37-38 38-39 39-40 40-41 41-42 42-43 43-44 44-45 45-46 46-47 47-48 48-49 49-50 50-51 51-52 52-53 53-54 54-55 55-56 56-57 57-58 58-59 59-60 60-61 61-62 62-63 63-64 64-65 65-66 66-67 67-68 68-69 69-70 70-71 71-72 72-73 73-74 74-75 75-76 76-77 77-78 78-79 79-80 80-81 81-82 82-83 83-84 84-85 85-86 86-87 87-88 88-89 89-90 90-91 91-92 92-93 93-94 94-95 95-96 96-97 97-98 98-99 99-100

SCREEN
SIZE (S) OF OPENING (SLOT NO.)
DIAMETER
LENGTH
MATERIAL AND TYPE
DEPTH TO TOP OF SCREEN

61 PLUGGING & SEALING RECORD
DEPTH SET AT - FEET
FROM TO
MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
10-13 13-17 17-21 21-25 25-29 29-33 33-37 37-41 41-45 45-49 49-53 53-57 57-61 61-65 65-69 69-73 73-77 77-81 81-85 85-89 89-93 93-97 97-101

71 PUMPING TEST METHOD
1 ☐ PUMP 2 ☒ WELER
PUMPING RATE 0005 GPM
DURATION OF PUMPING 01 HOURS 00 MINS
STATIC LEVEL 010 FEET
WATER LEVEL END OF PUMPING 032 FEET
WATER LEVELS DURING
15 MINUTES 025 FEET
30 MINUTES 028 FEET
45 MINUTES 030 FEET
60 MINUTES 032 FEET
PUMP INTAKE SET AT 40 FEET
WATER AT END OF TEST 42 FEET
RECOMMENDED PUMP TYPE 43-45 46-49
PUMP SETTING 042 FEET
PUMPING RATE 0005 GPM

LOCATION OF WELL
IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.
TN
Carlewood St.
DRILLERS REMARKS **Half Course Sub**

FINAL STATUS OF WELL
1 ☒ WATER SUPPLY
2 ☐ OBSERVATION WELL
3 ☐ TEST HOLE
4 ☐ RECHARGE WELL
5 ☐ ABANDONED, INSUFFICIENT SUPPLY
6 ☐ ABANDONED, POOR QUALITY
7 ☐ UNFINISHED
WATER USE 01
1 ☒ DOMESTIC
2 ☐ STOCK
3 ☐ IRRIGATION
4 ☐ INDUSTRIAL
5 ☐ COMMERCIAL
6 ☐ MUNICIPAL
7 ☐ PUBLIC SUPPLY
8 ☐ COOLING OR AIR CONDITIONING
9 ☐ NOT USED
METHOD OF DRILLING 1
1 ☒ CABLE TOOL
2 ☐ ROTARY (CONVENTIONAL)
3 ☐ ROTARY (REVERSE)
4 ☐ ROTARY (AIR)
5 ☐ AIR PERCUSSION
6 ☐ BORING
7 ☐ DIAMOND
8 ☐ JETTING
9 ☐ DRIVING

CONTRACTOR
NAME OF WELL CONTRACTOR **Maurice Payer Ltd.** LICENCE NUMBER **1517**
ADDRESS **Carleton Place Ont.**
NAME OF DRILLER OR BORE **Carleton Place Ont.** LICENCE NUMBER
SIGNATURE OF CONTRACTOR **Maurice Payer** SUBMISSION DATE DAY MO YR

OFFICE USE ONLY
DATA SOURCE 1 1517 010584
DATE OF INSPECTION INSPECTOR
REMARKS



Ministry of
the Environment

Well Tag Number (Please sticker and print number below)

A 012454

A 012454

Well Record
Regulation 903 Ontario Water Resources Act

page ____ of ____

Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Ministry Use Only

MUN _____ CON _____ LOT _____

Address of Well Location (County/District/Municipality)

Ottawa Carleton

Township

(Cumberland) Ottawa

21

8

RR#/Street Number/Name

City/Town/Village

Site/Compartment/Block/Tract etc.

5138 Frank Kenny vars

Maran

GPS Reading

NAD

Zone

Easting

Northing

Unit Make/Model

Mode of Operation:

☐ Undifferentiated

☒ Averaged

☐ Differentiated, specify

813

18

470236

5023777

Mazillon

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth	
				From	To
Brown	Sandy	clay		0	2
Brown	clay			2	10
grey	hard pan			10	20
grey	rock			20	60

Hole Diameter			Construction Record				Test of Well Yield			
Depth	Metres	Diameter	Inside diam	Material	Wall thickness	Depth	Metres	Pumping test method	Draw Down	
									Time	Water Level
From	To	Centimetres	centimetres		centimetres	From	To		min	Metres
0	60'	6 inch								
			Casing							
			6 1/4	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass	188	0	23	Pump intake set at -	Static	
				<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete				(metres) 30'	Level	
				<input type="checkbox"/> Galvanized				Pumping rate -	1	3.60
								(litres/min) 60		1
				<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass				Duration of pumping	2	3.90
				<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete				1 hrs + min		2
				<input type="checkbox"/> Galvanized				Final water level end	3	3.96
								of pumping		3
								30' metres		
								Recommended pump	4	4.03
								type.		4
								<input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep		
								Recommended pump	5	4.08
								depth. 40 metres		5
								Recommended pump	10	4.21
								rate. 45 (litres/min)		10
								If flowing give rate -	15	4.28
								6 (litres/min)		15
								If pumping discontin-	20	4.33
								ued, give reason.		20
									25	4.36
									25	4.74
									30	4.40
									30	2.71
									40	4.44
									40	2.69
									50	4.47
									50	2.68
									60	4.49
									60	2.67

Plugging and Sealing Record			<input checked="" type="checkbox"/> Annular space	<input type="checkbox"/> Abandonment
Depth set at -	Metres	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed	(cubic metres)
0	20	grout	4 Bag	

Method of Construction			
<input checked="" type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	
Water Use			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	
Final Status of Well			
<input checked="" type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other)
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

Well Contractor/Technician Information	
Name of Well Contractor	Well Contractor's Licence No.
Maurice Cayer Inc.	1517
Business Address (street name, number, city etc.)	
Carleton Place R.R.1	
Name of Well Technician (last name, first name)	Well Technician's Licence No.
Signature of Technician/Contractor	Date Submitted
X Maurice Cayer	2004/11/22

Location of Well	
In diagram below show distances of well from road, lot line and building. Indicate north by arrow.	
Audit No.	Date Well Completed
7 12615	2004/11/24
Was the well owner's information package delivered?	Date Delivered
<input type="checkbox"/> Yes <input type="checkbox"/> No	2004/11/24

Ministry Use Only	
Data Source	Contractor
	1517
Date Received	Date of Inspection
JAN 14 2005	
Remarks	Well Record Number

APPENDIX D
ECOLOG ERIS REPORT



DATABASE REPORT

Project Property: *Phase I ESA
8015 Russell Rd
Ottawa ON K0A3H0
150570*

P.O. Number: *150570*

Report Type: *Standard Select Report*

Order #: *20150716088*

Requested by: *LRL Associates Ltd.*

Date: *September 10, 2015*

Ecolog ERIS Ltd.
Environmental Risk Information
Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com
www.erisinfo.com

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Executive Summary

Property Information:

Project Property: *Phase I ESA
8015 Russell Rd Ottawa ON K0A3H0*

P.O. Number: *150570*

Coordinates:

Latitude: *45.374592*
Longitude: *-75.375577*
UTM Northing: *5,024,632.82*
UTM Easting: *470,592.32*
UTM Zone: *UTM Zone 18T*

Elevation: *240 FT
73.00 M*

Order Information:

Order No.: *20150716088*
Date Requested: *23/07/2015*
Requested by: *LRL Associates Ltd.*
Report Type: *Standard Select Report*

Additional Products:

Aerial Photographs *National Collection - Digital (PDF)*
City Directory Search *Subject Site plus 10 Adjacent Properties*
Fire Insurance Maps *Canadian Fire Insurance Maps*
Land Title Search *Title Search*
Topographic Map *Ontario Base Map (OBM)*

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	N	-	-	-
AGR	<i>Aggregate Inventory</i>	N	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	N	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	N	-	-	-
AUWR	<i>Automobile Wrecking & Supplies</i>	N	-	-	-
BORE	<i>Borehole</i>	N	-	-	-
CA	<i>Certificates of Approval</i>	N	-	-	-
CFOT	<i>Commercial Fuel Oil Tanks</i>	N	-	-	-
CHEM	<i>Chemical Register</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	N	-	-	-
CONV	<i>Compliance and Convictions</i>	N	-	-	-
CPU	<i>Certificates of Property Use</i>	N	-	-	-
DRL	<i>Drill Hole Database</i>	N	-	-	-
EASR	<i>Environmental Activity and Sector Registry</i>	N	-	-	-
EBR	<i>Environmental Registry</i>	Y	0	3	3
ECA	<i>Environmental Compliance Approval</i>	Y	0	1	1
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
EXP	<i>List of TSSA Expired Facilities</i>	N	-	-	-
FCON	<i>Federal Convictions</i>	N	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	N	-	-	-
FST	<i>Fuel Storage Tank</i>	N	-	-	-
FSTH	<i>Fuel Storage Tank - Historic</i>	N	-	-	-
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	14	14
HINC	<i>TSSA Historic Incidents</i>	N	-	-	-
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	N	-	-	-
INC	<i>TSSA Incidents</i>	N	-	-	-
LIMO	<i>Landfill Inventory Management Ontario</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-
NCPL	<i>Non-Compliance Reports</i>	N	-	-	-
NDFT	<i>National Defence & Canadian Forces Fuel Tanks</i>	N	-	-	-
NDSP	<i>National Defence & Canadian Forces Spills</i>	N	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	Y	0	0	0
PINC	TSSA Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	N	-	-	-
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	N	-	-	-
SCT	Scott's Manufacturing Directory	Y	0	3	3
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Sites - MOE CA Inventory	N	-	-	-
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	N	-	-	-
WWIS	Water Well Information System	N	-	-	-
		Total:	0	21	21

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev diff m</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	-------------------	------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev Diff m	Page Number
1	GEN	VARs CONCRETE(2011)	4979 Frank Kenny Rd Vars ON	NNW/136.7	2.00	11
1	GEN	VARs CONCRETE(2011)	4979 Frank Kenny Rd Vars ON	NNW/136.7	2.00	11
2	GEN	VARs CONCRETE(2011)	4979 Frank kenny rd vars ON K0A-3H0	NNE/98.4	2.00	11
2	GEN	VARs CONCRETE(2011)	4979 Frank kenny rd vars ON K0A-3H0	NNE/98.4	2.00	11
3	ECA	R. W. Tomlinson Limited	8125 Russell Rd Ottawa ON K0A3H0	ENE/179.2	2.00	12
3	GEN	CUMBERLAND READY MIX	8125 RUSSELL RD VARs ON	ENE/179.2	2.00	12
4	GEN	H&H LACROIX FARMS	5138 FRANK KENNY ROAD VARs ON K0H 3H0	SSW/229.5	-3.29	12
4	GEN	H&H LACROIX FARMS	5138 FRANK KENNY ROAD VARs ON K0H 3H0	SSW/229.5	-3.29	12
5	EBR	R. W. Tomlinson Limited	8125 Russell Road Ottawa ON K0A 3H0	ENE/187.4	2.00	13
5	EBR	Cumberland Ready Mix Ltd.	8125 Russell Road Ottawa ON K0A 3H0	ENE/187.4	2.00	13
5	EBR	R. W. Tomlinson Limited.	8125 Russell Road Ottawa ON	ENE/187.4	2.00	13
5	GEN	CUMBERLAND READY MIX	8125 RUSSELL RD VARs ON	ENE/187.4	2.00	13
5	GEN	CUMBERLAND READY MIX	8125 RUSSELL ROAD OTTAWA ON K0A 3H0	ENE/187.4	2.00	14
5	GEN	CUMBERLAND READY MIX	8125 RUSSELL RD VARs ON K0A 3H0	ENE/187.4	2.00	14
5	GEN	CUMBERLAND READY MIX	8125 RUSSELL RD VARs ON K0A 3H0	ENE/187.4	2.00	15
5	GEN	CUMBERLAND READY MIX	8125 RUSSELL RD VARs ON K0A 3H0	ENE/187.4	2.00	15
5	GEN	CUMBERLAND READY MIX	8125 RUSSELL RD VARs ON K0A 3H0	ENE/187.4	2.00	15
5	GEN	CUMBERLAND READY MIX	8125 RUSSELL RD VARs ON K0A 3H0	ENE/187.4	2.00	16
5	SCT	CUMBERLAND READY MIX LTD	8125 RUSSELL RD VARs ON K0A 3H0	ENE/187.4	2.00	16
5	SCT	Cumberland Ready Mix Ltd	8125 Russell Rd Vars ON K0A 3H0	ENE/187.4	2.00	16
5	SCT	Cumberland Ready Mix Ltd.	8125 Russell Rd Vars ON K0A 3H0	ENE/187.4	2.00	17

Executive Summary: Summary By Data Source

EBR - Environmental Registry

A search of the EBR database, dated 1994-Jul 2015 has found that there are 3 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
R. W. Tomlinson Limited.	8125 Russell Road Ottawa ON	ENE	187.42	<u>5</u>
R. W. Tomlinson Limited	8125 Russell Road Ottawa ON K0A 3H0	ENE	187.42	<u>5</u>
Cumberland Ready Mix Ltd.	8125 Russell Road Ottawa ON K0A 3H0	ENE	187.42	<u>5</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
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ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 31, 2011-Jun 2015 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
R. W. Tomlinson Limited	8125 Russell Rd Ottawa ON K0A3H0	ENE	179.23	<u>3</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
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GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-May 2015 has found that there are 14 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
VARS CONCRETE(2011)	4979 Frank Kenny Rd Vars ON	NNW	136.70	<u>1</u>
VARS CONCRETE(2011)	4979 Frank Kenny Rd Vars ON	NNW	136.70	<u>1</u>
VARS CONCRETE(2011)	4979 Frank kenny rd vars ON K0A-3H0	NNE	98.36	<u>2</u>
VARS CONCRETE(2011)	4979 Frank kenny rd vars ON K0A-3H0	NNE	98.36	<u>2</u>
CUMBERLAND READY MIX	8125 RUSSELL RD VARS ON	ENE	179.23	<u>3</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
CUMBERLAND READY MIX	8125 RUSSELL RD VARS ON K0A 3H0	ENE	187.42	<u>5</u>
CUMBERLAND READY MIX	8125 RUSSELL RD VARS ON K0A 3H0	ENE	187.42	<u>5</u>
CUMBERLAND READY MIX	8125 RUSSELL RD VARS ON K0A 3H0	ENE	187.42	<u>5</u>
CUMBERLAND READY MIX	8125 RUSSELL RD VARS ON K0A 3H0	ENE	187.42	<u>5</u>
CUMBERLAND READY MIX	8125 RUSSELL RD VARS ON	ENE	187.42	<u>5</u>
CUMBERLAND READY MIX	8125 RUSSELL ROAD OTTAWA ON K0A 3H0	ENE	187.42	<u>5</u>
CUMBERLAND READY MIX	8125 RUSSELL RD VARS ON K0A 3H0	ENE	187.42	<u>5</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
H&H LACROIX FARMS	5138 FRANK KENNY ROAD VARS ON K0H 3H0	SSW	229.49	<u>4</u>
H&H LACROIX FARMS	5138 FRANK KENNY ROAD VARS ON K0H 3H0	SSW	229.49	<u>4</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011 has found that there are 3 SCT site(s) within approximately 0.25 kilometers of the project property.

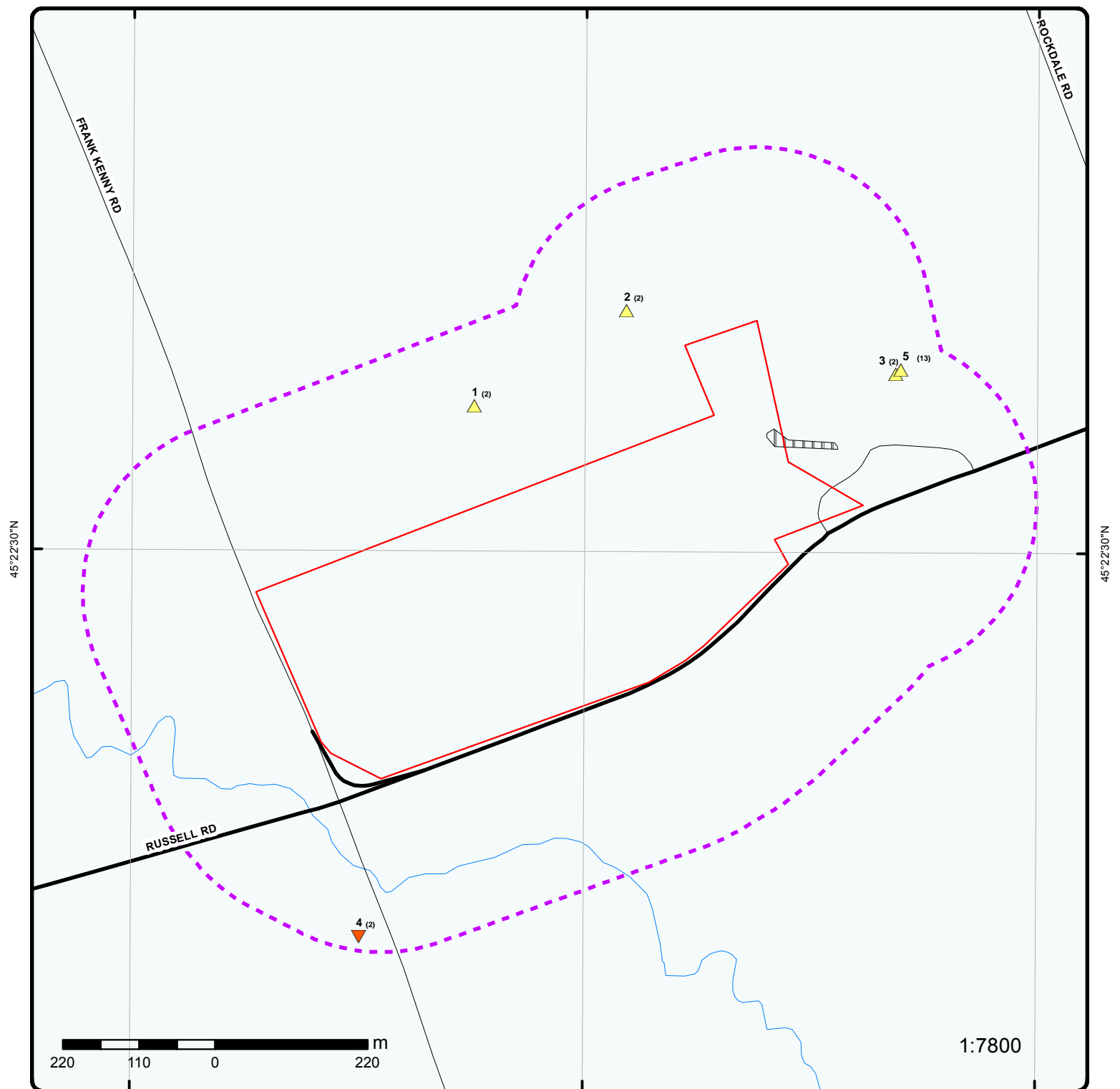
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
Cumberland Ready Mix Ltd	8125 Russell Rd Vars ON K0A 3H0	ENE	187.42	<u>5</u>
CUMBERLAND READY MIX LTD	8125 RUSSELL RD VARS ON K0A 3H0	ENE	187.42	<u>5</u>
Cumberland Ready Mix Ltd.	8125 Russell Rd Vars ON K0A 3H0	ENE	187.42	<u>5</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
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75°23'W

75°22'30"W

75°22'W



Map

Order No: 20150716088

Address: 8015 Russell Rd, Ottawa, ON, K0A3H0

Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

75°22'30"W

45°22'30"N

45°22'30"N



Aerial

Order No: 20150716088

Address: 8015 Russell Rd, Ottawa, ON, K0A3H0

Source: ESRI World Imagery, Updated October 2014

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 2	NNW/136.7	75.0	VARS CONCRETE(2011) 4979 Frank Kenny Rd Vars ON	GEN
Generator #:		ON9413224			
Approval Yrs:		As of May 2015			
SIC Code:					
SIC Description:					
--- Details ---					
Waste Code:		252			
Waste Description:		Waste crankcase oils and lubricants			
+					
Waste Code:		262			
Waste Description:		Detergents and soaps			
+					
Waste Code:		212			
Waste Description:		Aliphatic solvents and residues			
1	2 of 2	NNW/136.7	75.0	VARS CONCRETE(2011) 4979 Frank Kenny Rd Vars ON	GEN
Generator #:		ON9413224			
Approval Yrs:		2013			
SIC Code:		811111			
SIC Description:		GENERAL AUTOMOTIVE REPAIR			
--- Details ---					
Waste Code:		262			
Waste Description:		DETERGENTS/SOAPS			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
2	1 of 2	NNE/98.4	75.0	VARS CONCRETE(2011) 4979 Frank kenny rd vars ON K0A-3H0	GEN
Generator #:		ON9413224			
Approval Yrs:		2011			
SIC Code:		811111			
SIC Description:					
2	2 of 2	NNE/98.4	75.0	VARS CONCRETE(2011)	GEN

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<hr/>					
				4979 Frank kenny rd vars ON K0A-3H0	
Generator #:		ON9413224			
Approval Yrs:		2012			
SIC Code:		811111			
SIC Description:		General Automotive Repair			
<hr/>					
<u>3</u>	1 of 2	ENE/179.2	75.0	R. W. Tomlinson Limited 8125 Russell Rd Ottawa ON K0A3H0	ECA
CofA Number:		9052-7B6QRS			
Date:		6/26/15			
Status:		Approved			
Project Type:		Air			
<hr/>					
<u>3</u>	2 of 2	ENE/179.2	75.0	CUMBERLAND READY MIX 8125 RUSSELL RD VARS ON	GEN
Generator #:		ON0685401			
Approval Yrs:		2013			
SIC Code:		232220			
SIC Description:		CONCRETE POURING AND FINISHING WORK			
--- Details ---					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
+					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
<hr/>					
<u>4</u>	1 of 2	SSW/229.5	69.7	H&H LACROIX FARMS 5138 FRANK KENNY ROAD VARS ON K0H 3H0	GEN
Generator #:		ON3490896			
Approval Yrs:		2012			
SIC Code:		111993			
SIC Description:		Fruit and Vegetable Combination Farming			
<hr/>					
<u>4</u>	2 of 2	SSW/229.5	69.7	H&H LACROIX FARMS 5138 FRANK KENNY ROAD VARS ON K0H 3H0	GEN

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
Generator #: Approval Yrs: SIC Code: SIC Description:		ON3490896 2011 111993 			
5	1 of 13	ENE/187.4	75.0	R. W. Tomlinson Limited 8125 Russell Road Ottawa ON K0A 3H0	EBR
Year: EBR Registry No.: Ministry Ref. No.: Type: Instrument Type: Proposal Date: Location: Proponent Address:		2010 010-9282 1818-7Z9KSK Instrument Proposal (OWRA s. 53(1)) - Approval for sewage works February 26, 2010 8125 Russell Road Ottawa K0A 3H0 5597 Power Road Gloucester Ontario Canada K1G 3N4			
5	2 of 13	ENE/187.4	75.0	Cumberland Ready Mix Ltd. 8125 Russell Road Ottawa ON K0A 3H0	EBR
Year: EBR Registry No.: Ministry Ref. No.: Type: Instrument Type: Proposal Date: Location: Proponent Address:		2005 IA05E0942 9439-6CZPPG Instrument Proposal Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9 June 14, 2005 8125 Russell Road Ottawa Ontario K0A 3H0 8125 Russell Road Ottawa Ontario K0A 3H0			
5	3 of 13	ENE/187.4	75.0	R. W. Tomlinson Limited. 8125 Russell Road Ottawa ON	EBR
Year: EBR Registry No.: Ministry Ref. No.: Type: Instrument Type: Proposal Date: Location: Proponent Address:		2009 010-8033 9184-7WCPKY Instrument Proposal (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air) October 09, 2009 8125 Russell Road Ottawa K0A 3H0 8125 Russell Road Ottawa Ontario Canada K1G 3N4			
5	4 of 13	ENE/187.4	75.0	CUMBERLAND READY MIX 8125 RUSSELL RD VARS ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON0685401 03,04,05,06,07,08 232220 Concrete Pouring & Finishing Work			

--- Details ---

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
+					
Waste Code:		211			
Waste Description:		AROMATIC SOLVENTS			
+					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
+					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		221			
Waste Description:		LIGHT FUELS			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			

<u>5</u>	5 of 13	ENE/187.4	75.0	CUMBERLAND READY MIX 8125 RUSSELL ROAD OTTAWA ON K0A 3H0	GEN
Generator #:		ON0685401			
Approval Yrs:		99,00,01,02			
SIC Code:		4499			
SIC Description:		OTHER CONST. SERVICES			
--- Details ---					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
+					
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
+					
Waste Code:		221			
Waste Description:		LIGHT FUELS			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			

<u>5</u>	6 of 13	ENE/187.4	75.0	CUMBERLAND READY MIX 8125 RUSSELL RD VARS ON K0A 3H0	GEN
Generator #:		ON0685401			
Approval Yrs:		As of May 2015			
SIC Code:					
SIC Description:					
--- Details ---					
Waste Code:		212			
Waste Description:		Aliphatic solvents and residues			
+					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Code: 251 Waste Description: Waste oils/sludges (petroleum based) + Waste Code: 145 Waste Description: Wastes from the use of pigments, coatings and paints + Waste Code: 252 Waste Description: Waste crankcase oils and lubricants + Waste Code: 263 Waste Description: Misc. waste organic chemicals					
5	7 of 13	ENE/187.4	75.0	CUMBERLAND READY MIX 8125 RUSSELL RD VARS ON K0A 3H0	GEN
Generator #: ON0685401 Approval Yrs: 2012 SIC Code: 232220 SIC Description: --- Details --- Waste Code: 212 Waste Description: ALIPHATIC SOLVENTS + Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS + Waste Code: 251 Waste Description: OIL SKIMMINGS & SLUDGES + Waste Code: 145 Waste Description: PAINT/PIGMENT/COATING RESIDUES					
5	8 of 13	ENE/187.4	75.0	CUMBERLAND READY MIX 8125 RUSSELL RD VARS ON K0A 3H0	GEN
Generator #: ON0685401 Approval Yrs: 2009 SIC Code: 232220 SIC Description: --- Details --- Waste Code: 145 Waste Description: PAINT/PIGMENT/COATING RESIDUES + Waste Code: 251 Waste Description: OIL SKIMMINGS & SLUDGES + Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS					
5	9 of 13	ENE/187.4	75.0	CUMBERLAND READY MIX 8125 RUSSELL RD VARS ON K0A 3H0	GEN
Generator #: ON0685401					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Approval Yrs: 2011 SIC Code: 232220 SIC Description:					
--- Details ---					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
+					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
5	10 of 13	ENE/187.4	75.0	CUMBERLAND READY MIX 8125 RUSSELL RD VARS ON K0A 3H0	GEN
Generator #: ON0685401 Approval Yrs: 2010 SIC Code: 232220 SIC Description:					
--- Details ---					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
+					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
+					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
5	11 of 13	ENE/187.4	75.0	CUMBERLAND READY MIX LTD 8125 RUSSELL RD VARS ON K0A 3H0	SCT
Established: 1980 Plant Size (ft²): 0 Employment: 40					
--- Details ---					
SIC/NAICS Code:		327320			
Description:		Ready-Mix Concrete Manufacturing			
5	12 of 13	ENE/187.4	75.0	Cumberland Ready Mix Ltd 8125 Russell Rd Vars ON K0A 3H0	SCT
Established: 01-AUG-80 Plant Size (ft²): Employment:					
--- Details ---					
SIC/NAICS Code:		327320			
Description:		Ready-Mix Concrete Manufacturing			

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
5	13 of 13	ENE/187.4	75.0	Cumberland Ready Mix Ltd. 8125 Russell Rd Vars ON K0A 3H0	SCT
Established:		1988			
Plant Size (ft²):					
Employment:					
--- Details ---					
SIC/NAICS Code:		327320			
Description:		Ready-Mix Concrete Manufacturing			

Unplottable Summary

Total: 23 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
EBR	R. W. Tomlinson Limited	Lot:14 and 15	Ottawa ON	
EBR	R.W. Tomlinson Limited	Lot:14 and 15	Ottawa ON	
EBR	R. W. Tomlinson Limited	Lot:14 and 15 Concession:11	Ottawa ON	
EBR	R.W. Tomlinson Ltd.	Lot:26 & 27 Conc:VI	Ottawa ON	
EBR	R. W. Tomlinson Limited	Part of Lots 24 & 25, Concession 5	Ottawa ON	
EBR	R. W. Tomlinson Limited		Ottawa ON	
EBR	R. W. Tomlinson Limited		Ottawa ON	
EBR	R.W. Tomlinson Limited		Ottawa ON	
EBR	R. W. Tomlinson Limited		Ottawa ON	
EBR	R. W. Tomlinson Limited		Ottawa ON	
ECA	R. W. Tomlinson Limited	Ottawa	ON	
ECA	R. W. Tomlinson Limited	Ottawa	ON	
ECA	R. W. Tomlinson Limited	Ottawa	ON	
GEN	R.W. TOMLINSON LIMITED	PART LOTS 13 AND 14, CONCESSION 1 (CANAAN QUARRY)	CUMBERLAND TOWNSHIP ON	
GEN	R.W. TOMLINSON LIMITED	PART LOTS 13 AND 14, CONCESSION 1 (CANAAN QUARRY)	CUMBERLAND TOWNSHIP ON	
GEN	CUMBERLAND READY MIX LTD. 11-212	RR #1 LOT 20 CONC. 7 C/O BOX 1090	VARS ON	K0A 3H0
GEN	CUMBERLAND READY MIX LTD.	RR #1 LOT 20 CONC. 7	VARS ON	K0A 3H0
GEN	R.W. TOMLINSON LIMITED	PART LOTS 13 AND 14, CONCESSION 1 (CANAAN QUARRY)	CUMBERLAND TOWNSHIP ON	

GEN	R.W Tomlinson Heavy Civil	Alta Vista Hospital Link Jobsite	Ottawa ON	
GEN	CUMBERLAND READY MIX LTD.	RR #1 LOT 20 CONC. 7 C/O BOX 1090	VARS ON	K0A 3H0
GEN	CUMBERLAND READY MIX LIMITED	LOT 20, CONCESSION 7	OTTAWA ON	K0A 3H0
GEN	National Capital Commission	Parking Lot 19 P19	Ottawa ON	
SPL	ONTARIO HYDRO	RUSSELL ROAD RIVERDALE JUNCTION TRANSFORMER STN TRANSFORMER	OTTAWA CITY ON	

Unplottable Report

Site: *R. W. Tomlinson Limited*
Lot:14 and 15 Ottawa ON

Database:
EBR

Year: 2011
EBR Registry No.: 011-2327
Ministry Ref. No.: 2384-8CFMTR
Type: Instrument Proposal
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Proposal Date: January 20, 2011
Location: Ottawa Lot:14 and 15
Proponent Address: 5597 Power Road Ottawa Ontario Canada K1G 3N4

Site: *R.W. Tomlinson Limited*
Lot:14 and 15 Ottawa ON

Database:
EBR

Year: 2007
EBR Registry No.: 010-0255
Ministry Ref. No.: 3934-6ZXPDN
Type: Instrument Proposal
Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9
Proposal Date:
Location: Ottawa Lot:14 and 15 CITY OF OTTAWA
Proponent Address: 5597 Power Road Ottawa Ontario Canada K1G 3N4

Site: *R. W. Tomlinson Limited*
Lot:14 and 15 Concession:11 Ottawa ON

Database:
EBR

Year: 2011
EBR Registry No.: 011-4410
Ministry Ref. No.: 7472-8KENE6
Type: Instrument Decision
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Proposal Date: August 12, 2011
Location: Ottawa Lot:14 and 15 Concession:11
Proponent Address: 5597 Power Road Ottawa Ontario Canada K1G 3N4

Site: *R.W. Tomlinson Ltd.*
Lot:26 & 27 Conc:VI Ottawa ON

Database:
EBR

Year: 2004
EBR Registry No.: IA04E0378
Ministry Ref. No.: 2366-5WZRP4
Type: Instrument Decision
Instrument Type: Approval for sewage works - OWRA s. 53(1)
Proposal Date:
Location: Lot:26 & 27 Conc:VI Ottawa Ontario
Proponent Address: 5597 Power Road GLOUCESTER Ontario K1G 3H4

Site: R. W. Tomlinson Limited
Part of Lots 24 & 25, Concession 5 Ottawa ON

Database:
EBR

Year: 2010
EBR Registry No.: 011-0984
Ministry Ref. No.: MNR INST 50/10
Type: Instrument Proposal
Instrument Type: (ARA s. 16 (2)) - Approval of licensee proposed amendment to a site plan
Proposal Date: August 24, 2010
Location: Locally known as the `Moodie Drive Quarries - Part of Lots 24 & 25, Concession 5, Township of Nepean, City of Ottawa
Proponent Address: 5597 Power Road Gloucester Ontario Canada K1G 3N4

Site: R. W. Tomlinson Limited
Ottawa ON

Database:
EBR

Year: 2011
EBR Registry No.: 011-3878
Ministry Ref. No.: 4690-8H9G82
Type: Instrument Proposal
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Proposal Date: June 16, 2011
Location: Mobile Facility Ottawa
Proponent Address: 5597 Power Road Gloucester Ontario Canada K1G 3N4

Site: R. W. Tomlinson Limited
Ottawa ON

Database:
EBR

Year: 2014
EBR Registry No.: 012-3174
Ministry Ref. No.: 1482-9PALMZ
Type: Instrument Proposal
Instrument Type: (EPA Part II.1) - Environmental Compliance Approval (project type: air)
Proposal Date: December 04, 2014
Location: Ontario CITY OF OTTAWA
Proponent Address: 5597 Power Road, Ottawa Ontario, Canada K1G 3N4

Site: R.W. Tomlinson Limited
Ottawa ON

Database:
EBR

Year: 2008
EBR Registry No.: 010-4078
Ministry Ref. No.: 2891-7FVQ5M
Type: Instrument Proposal
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Proposal Date: July 03, 2008
Location: Mobile Facility Ottawa
Proponent Address: 5597 Power Road Ottawa Ontario Canada K1G 3N4

Site: R. W. Tomlinson Limited
Ottawa ON

Database:
EBR

Year: 2014
EBR Registry No.: 012-3178

Ministry Ref. No.: 6198-9PALQX
Type: Instrument Proposal
Instrument Type: (EPA Part II.1) - Environmental Compliance Approval (project type: air)
Proposal Date: December 08, 2014
Location: Ontario CITY OF OTTAWA
Proponent Address: 5597 Power Road, Ottawa Ontario, Canada K1G 3N4

Site: *R. W. Tomlinson Limited*
Ottawa ON

Database:
EBR

Year: 2010
EBR Registry No.: 011-0219
Ministry Ref. No.: 5698-7Q4PZC
Type: Instrument Proposal
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Proposal Date: June 07, 2010
Location: Mobile Facility Ottawa
Proponent Address: 5597 Power Road Gloucester Ontario Canada K1G 3N4

Site: *R. W. Tomlinson Limited*
Ottawa ON

Database:
ECA

CofA Number: 7710-8QMJ78
Date: 3/5/2012
Status: Approved
Project Type: Industrial Sewage

Site: *R. W. Tomlinson Limited*
Ottawa ON

Database:
ECA

CofA Number: 4956-8TRRJU
Date: 5/25/2012
Status: Approved
Project Type: Air/Noise

Site: *R. W. Tomlinson Limited*
Ottawa ON

Database:
ECA

CofA Number: 8386-54RR6N
Date: 02-APR-13
Status: Approved
Project Type: Industrial Sewage

Site: *R.W. TOMLINSON LIMITED*
PART LOTS 13 AND 14, CONCESSION 1 (CANAAN QUARRY) CUMBERLAND TOWNSHIP ON

Database:
GEN

Generator #: ON0027603
Approval Yrs: 2010
SIC Code: 212323
SIC Description: Sand and Gravel Mining and Quarrying

--- Details ---

Waste Code: 252

Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 222
Waste Description: HEAVY FUELS

Site: **R.W. TOMLINSON LIMITED**
PART LOTS 13 AND 14, CONCESSION 1 (CANAAN QUARRY) CUMBERLAND TOWNSHIP ON

Database:
GEN

Generator #: ON0027603
Approval Yrs: 01,02,03,04,05,06,07,08
SIC Code: 0812
SIC Description: LIMESTONE QUARRIES

--- Details ---

Waste Code: 222
Waste Description: HEAVY FUELS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: **CUMBERLAND READY MIX LTD. 11-212**
RR #1 LOT 20 CONC. 7 C/O BOX 1090 VARS ON K0A 3H0

Database:
GEN

Generator #: ON0685400
Approval Yrs: 94,95,96
SIC Code: 4499
SIC Description: OTHER CONST. SERVICE

--- Details ---

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: **CUMBERLAND READY MIX LTD.**
RR #1 LOT 20 CONC. 7 VARS ON K0A 3H0

Database:
GEN

Generator #: ON0685400
Approval Yrs: 92,93,97,98
SIC Code: 4499
SIC Description: OTHER CONST. SERVICE

--- Details ---

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 252

Waste Description: WASTE OILS & LUBRICANTS

Site: **R.W. TOMLINSON LIMITED**
PART LOTS 13 AND 14, CONCESSION 1 (CANAAN QUARRY) CUMBERLAND TOWNSHIP ON

Database:
GEN

Generator #: ON0027603
Approval Yrs: 2009
SIC Code: 212323
SIC Description: Sand and Gravel Mining and Quarrying

--- Details ---

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 222
Waste Description: HEAVY FUELS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: **R.W Tomlinson Heavy Civil**
Alta Vista Hospital Link Jobsite Ottawa ON

Database:
GEN

Generator #: ON8156580
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---

Waste Code: 146
Waste Description: Other specified inorganic sludges, slurries or solids

Site: **CUMBERLAND READY MIX LTD.**
RR #1 LOT 20 CONC. 7 C/O BOX 1090 VARS ON K0A 3H0

Database:
GEN

Generator #: ON0685400
Approval Yrs: 86,87,88,89,90
SIC Code: 4499
SIC Description: OTHER CONST. SERVICES

--- Details ---

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: **CUMBERLAND READY MIX LIMITED**
LOT 20, CONCESSION 7 OTTAWA ON K0A 3H0

Database:
GEN

Generator #: ON0685400
Approval Yrs: 99,00,01
SIC Code: 4499
SIC Description: OTHER CONST. SERVICES

--- Details ---

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: National Capital Commission
Parking Lot 19 P19 Ottawa ON

Database:
GEN

Generator #: ON7977721
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---

Waste Code: 221
Waste Description: Light fuels

Site: ONTARIO HYDRO
RUSSELL ROAD RIVERDALE JUNCTION TRANSFORMER STN TRANSFORMER OTTAWA CITY ON

Database:
SPL

Ref No.: 40706
Incident Dt: 9/13/1990
MOE Reported Dt: 9/13/1990
Contaminant Name:
Contaminant Quantity:
Incident Summary: ONTARIO HYDRO - 100 LTR OF HYDRAULIC OIL TO THE GROUND.
Incident Cause: PIPE/HOSE LEAK
Incident Reason: UNKNOWN
Nature of Impact: Soil contamination
Receiving Medium: LAND
Environmental Impact: POSSIBLE

Appendix: Database Descriptions

*Ecolog Environmental Risk Information Services Ltd (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

The MAAP Program maintains a database of all abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

*Government Publication Date: Sept 2002**

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Mar 2015

Abandoned Mine Information System:

Provincial [AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Jan 2014

Anderson's Waste Disposal Sites:

Private [ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 2001-Jul 2014

Borehole:Provincial **BORE**

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2014

Certificates of Approval:Provincial **CA**

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

*Government Publication Date: 1985-Oct 30, 2011**

Commercial Fuel Oil Tanks:Provincial **CFOT**

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: 1948-2014

Chemical Register:Private **CHEM**

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1992, 1999-Jul 2014

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial **COAL**

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

*Government Publication Date: Apr 1987 and Nov 1988**

Compliance and Convictions:Provincial **CONV**

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Feb 2014

Certificates of Property Use:Provincial **CPU**

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994-Jul 2015

Drill Hole Database:Provincial [DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886-Jan 2014

Environmental Activity and Sector Registry:Provincial [EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 31 2011-Jun 2015

Environmental Registry:Provincial [EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994-Jul 2015

Environmental Compliance Approval:Provincial [ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 31, 2011-Jun 2015

Environmental Effects Monitoring:Federal [EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

*Government Publication Date: 1992-2007**

ERIS Historical Searches:Private [EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Aug 2014

Environmental Issues Inventory System:Federal [EIIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

*Government Publication Date: 1992-2001**

List of TSSA Expired Facilities:Provincial [EXP](#)

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Current to Nov 2014

Federal Convictions:Federal [FCON](#)

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

*Government Publication Date: 1988-Jun 2007**

Contaminated Sites on Federal Land:Federal [FCS](#)

The Federal Contaminated Sites Inventory includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Government Publication Date: June 2000-Jul 2015

Fisheries & Oceans Fuel Tanks:Federal [FOFT](#)

Fisheries & Oceans Canada maintains an inventory of all aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:Provincial [FST](#)

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: 2010-Nov 2014

Fuel Storage Tank - Historic:Provincial [FSTH](#)

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

*Government Publication Date: Pre-Jan 2010**

Ontario Regulation 347 Waste Generators Summary:

Provincial GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

*Government Publication Date: 1986-May 2015***TSSA Historic Incidents:**

Provincial HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: 2006-June 2009****Indian & Northern Affairs Fuel Tanks:**

Federal IAFI

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

*Government Publication Date: 1950-Aug 2003****TSSA Incidents:**

Provincial INC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: June 2009-2014***Landfill Inventory Management Ontario:**

Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: 2012

Canadian Mine Locations:Private [MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

*Government Publication Date: 1998-2009**

Mineral Occurrences:Provincial [MNR](#)

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Apr 2013

National Analysis of Trends in Emergencies System (NATES):Federal [NATE](#)

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

*Government Publication Date: 1974-1994**

Non-Compliance Reports:Provincial [NCPL](#)

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: 1994-2012

National Defence & Canadian Forces Fuel Tanks:Federal [NDFT](#)

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

*Government Publication Date: Up to May 2001**

National Defence & Canadian Forces Spills:Federal [NDSP](#)

The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:Federal [NDWD](#)

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

*Government Publication Date: 2001-Apr 2007**

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

*Government Publication Date: 1974-2003**

National PCB Inventory:

Federal

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

*Government Publication Date: 1988-2008**

National Pollutant Release Inventory:

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-2013

Oil and Gas Wells:

Private

OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Jun 2015

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-2013

Inventory of PCB Storage Sites:

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004

Orders:Provincial [ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Jul 2015

Canadian Pulp and Paper:Private [PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009

Parks Canada Fuel Storage Tanks:Federal [PCFT](#)

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

*Government Publication Date: 1920-Jan 2005**

Pesticide Register:Provincial [PES](#)

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:Provincial [PINC](#)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: June 2009-2014

Private and Retail Fuel Storage Tanks:Provincial [PRT](#)

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

*Government Publication Date: 1989-1996**

Permit to Take Water:Provincial [PTTW](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994-Jul 2015

Ontario Regulation 347 Waste Receivers Summary:Provincial [REC](#)

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-2013

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Jun 2015

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011

Ontario Spills:

Provincial SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Feb 2014

Wastewater Discharger Registration Database:

Provincial SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-2011

Anderson's Storage Tanks:

Private TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

*Government Publication Date: 1915-1953**

Transport Canada Fuel Storage Tanks:

Federal TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Government Publication Date: Current to Nov 2014

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: 1970-Jun 2015

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

*Government Publication Date: Up to Oct 1990**

Water Well Information System:

Provincial

[WWIS](#)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: 1955-Mar 2014

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.

APPENDIX E
AERIAL PHOTOGRAPHS



LRJ

ENGINEERING | INGÉNIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lri.ca | (613) 842-3434

PROJECT

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
8015 RUSSELL ROAD
OTTAWA, ONTARIO
K0A 3H0

DRAWING TITLE

AERIAL PHOTOGRAPH (1976)
SOURCE: geoOttawa

CLIENT

2245040 ONTARIO INC.

DATE

SEPTEMBER 2015

PROJECT

150570

AP1





LRJ

ENGINEERING | INGÉNIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lri.ca | (613) 842-3434

PROJECT

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
8015 RUSSELL ROAD
OTTAWA, ONTARIO
K0A 3H0

DRAWING TITLE

AERIAL PHOTOGRAPH (1999)
SOURCE: geoOttawa

CLIENT

2245040 ONTARIO INC.

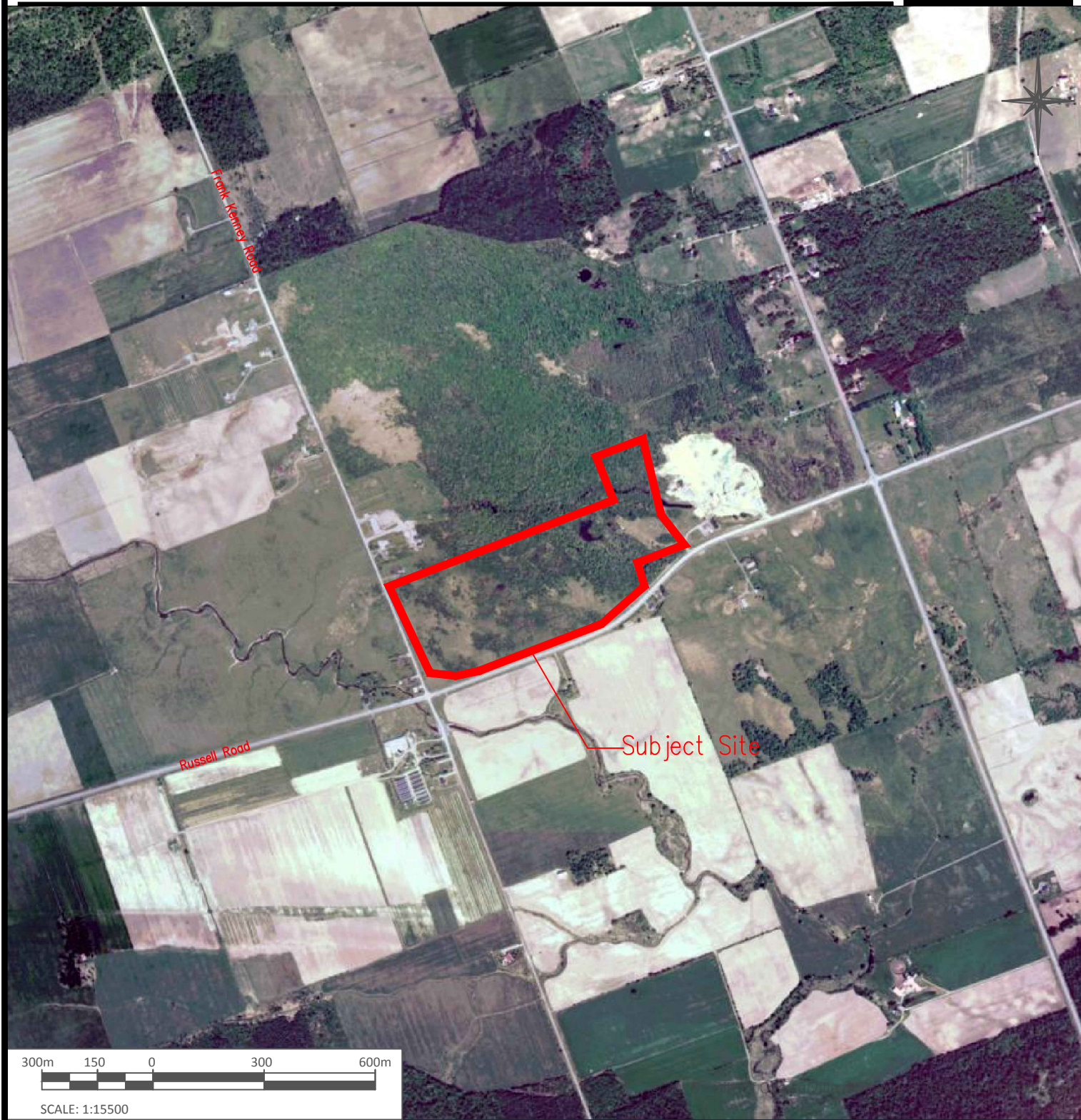
DATE

SEPTEMBER 2015

PROJECT

150570

AP2





LRJ

ENGINEERING | INGÉNIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lri.ca | (613) 842-3434

PROJECT

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
8015 RUSSELL ROAD
OTTAWA, ONTARIO
K0A 3H0

DRAWING TITLE

AERIAL PHOTOGRAPH (2014)
SOURCE: geoOttawa

CLIENT

2245040 ONTARIO INC.

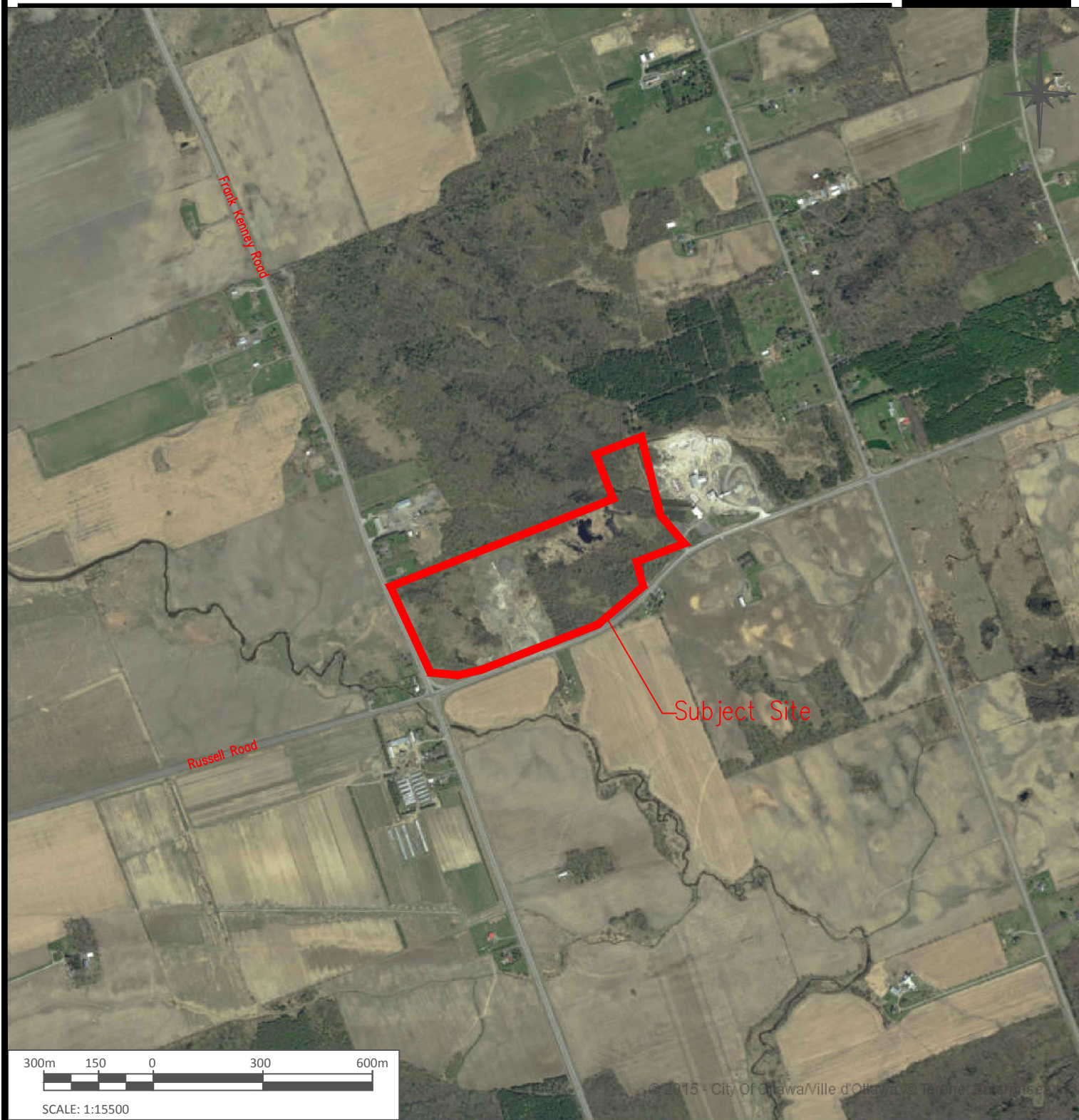
DATE

SEPTEMBER 2015

PROJECT

150570

AP3



Subject Site

Frank Kenney Road

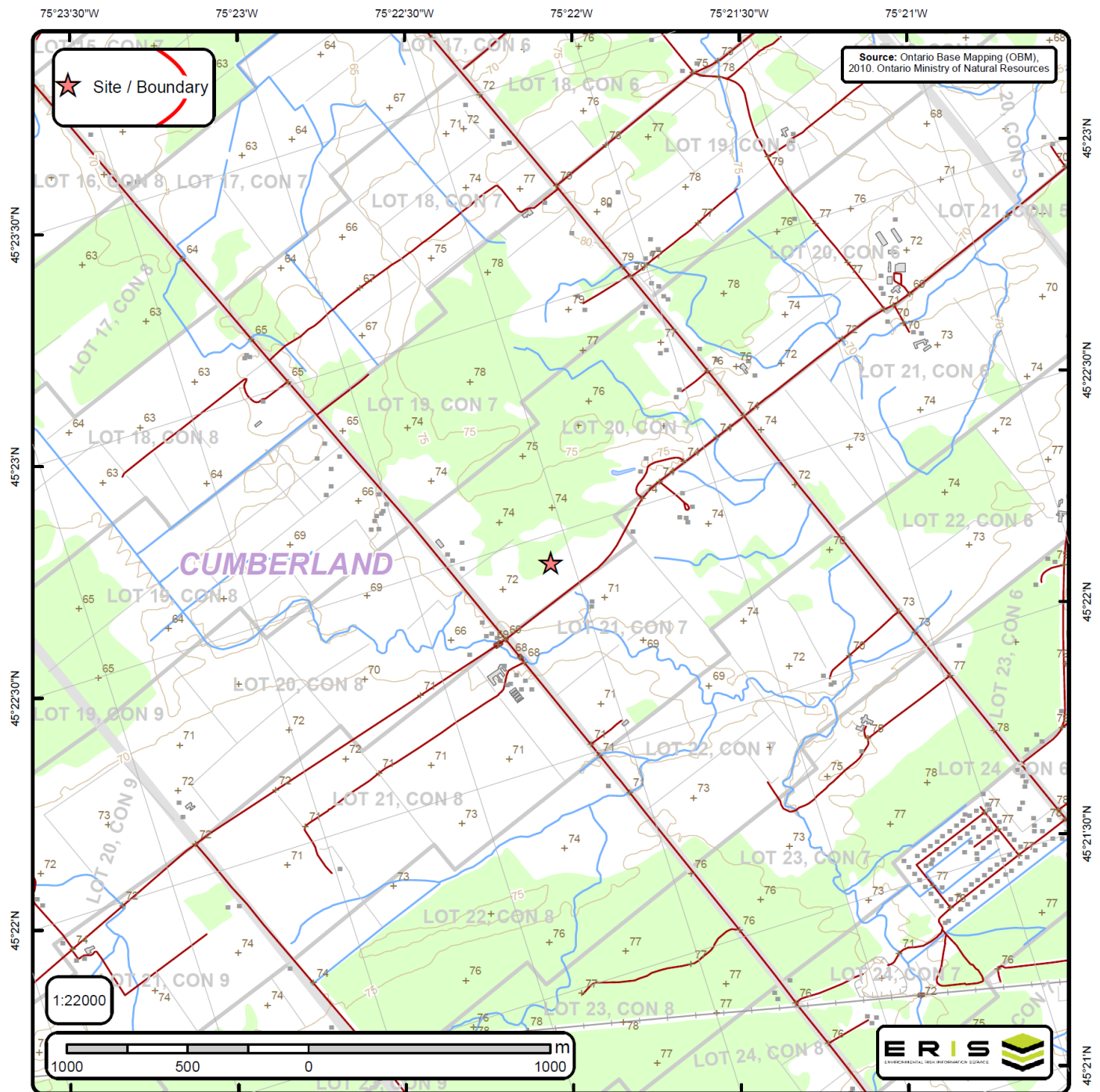
Russell Road

300m 150 0 300 600m

SCALE: 1:15500

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APPENDIX F
ONTARIO BASE MAP



Ontario Base Mapping (OBM) Data

Order No. 20150716088



+	Spot Height (metre)	—	Transportation Structure	—	Contour Line	■	Wooded Area
■	Building Point	—	Utility Line	■	Pit or Quarry	■	Conservation Authority
⚡	Towers	—	Water Structure	■	Waterbody	■	Conservation Area
●	Utility Site Point	—	Drainage Line Feature	■	Wetlands	■	Municipal Park
—	Misc. Line	—	River or Stream	■	Concession	■	Provincial Park
—	Railroads	■	Airports	■	Lots	■	National Park
—	Roads	■	Tanks	■	Municipality	■	Nature Reserve
—	Trail	■	Building to Scale	■	Land Ownership		

APPENDIX G
SITE VISIT PHOTOGRAPHS



SITE VISIT PHOTOGRAPHS

Our File Ref.: 150570
Client: 2245040 Ontario Inc.
Project: Phase I Environmental Site Assessment
Site Location: 8015 Russell Road, Ottawa, Ontario

Photograph No. 1	
Date: 8/5/2015	
Description South of the Site, Russell Road.	
Photograph No. 2	
Date: 8/5/2015	
Description Adjacent property to the east of the Site along Russell Road.	



Photograph No. 3

Date: 8/5/2015

Description

West of the Site,
Frank Kenney Road



Photograph No. 4

Date: 8/5/2015

Description

Adjacent property
north of the Site, along
Frank Kenney Road.



Photograph No. 5	
Date: 8/5/2015	
Description Site, facing south towards Russell Road.	

Photograph No. 6	
Date: 8/5/2015	
Description Evidence of dumping – east of center treeline along northern perimeter.	



Photograph No. 7	
Date: 8/5/2015	
<p>Description</p> <p>Example of ditch and standing water that surrounds the western, northern and eastern perimeter of the western portion of the Site.</p>	

